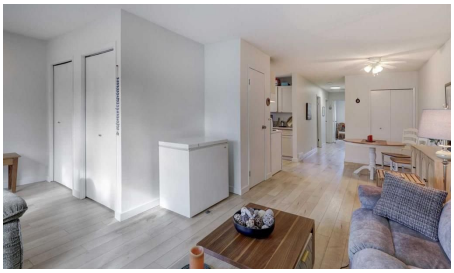
8636 47 Avenue NW

Calgary | Active | MLS® A2350814

$529,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1978**	**1,006.25 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

Welcome to this unique 5-bedroom, 2-bathroom semi-detached bilevel duplex in a quiet and highly desirable Bowness enclave. This property offers approximately 2,000 sq. ft. of total living space and presents an exceptional opportunity for investors looking for strong rental income and long-term upside.

The property features a converted basement Illegal suite with a separate entrance and kitchen, creating excellent potential for additional rental revenue.

The main level offers 3 good-sized bedrooms, a 4-piece bathroom, galley-style kitchen, separate dining area and comfortable living room. Recent improvements include new flooring and fresh paint, giving the home a clean and refreshed feel.

The lower level features 2 additional bedrooms, a 3-piece bathroom, spacious recreation/living area, kitchen/wet-bar area and laundry, along with large bilevel windows and its own separate entrance.

One of the biggest advantages of this property is its excellent rental potential. The current tenants are wonderful, reliable tenants who are willing to stay long term, making this an attractive opportunity for an investor seeking an established income-producing property with minimal vacancy risk.

Outside, you'll find a welcoming front veranda and a large rear deck, perfect for enjoying the quiet surroundings.

The location is exceptional. Situated just steps from Bowness Park, Bowmont Off-Leash Park, the Bow River and extensive bike paths, this home offers the best of west Bowness living. It's also conveniently located close to Stoney Trail, the Calgary Farmers' Market West, Trinity Hills shopping, Superstore, restaurants, two hospitals and the University of Calgary. Downtown is an easy commute, while quick access west makes weekend trips to the mountains convenient.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350814
Bedrooms	5
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	1,006.25 sq. ft.
Main Level Finished Area:	1,006.25 sq. ft.
Below Grade Finished Area:	1,024 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1978 (Age: 48)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	4960AP
Heating:	Forced Air

Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cedar
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Multiple Locations
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 19'5" × 12'8" ·
Main Floor	Dining Room · 13'1" × 9'1" ·
Main Floor	Kitchen · 10'3" × 8'3" ·
Main Floor	Bedroom · 12'7" × 10' ·
Main Floor	Bedroom · 9'3" × 9' ·
Main Floor	Bedroom · 9'11" × 8'11" ·

Lower Level	Great Room · 21'2" × 19'1" ·
Lower Level	Kitchen · 9'3" × 9' ·
Lower Level	Bedroom - Primary · 22'5" × 9'3" ·
Lower Level	Bedroom · 11'2" × 9'5" ·
Lower Level	Furnace/Utility Room · 7'1" × 5'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8636-47-avenue-nw-calgary-a2350814/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.