8816 48 Avenue

Calgary | Active | MLS® A2347918

$1,550,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1999**	**1,641.9 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

Welcome to your own private waterfront retreat in the heart of Bowness. Homes with this kind of setting, and this level of potential, simply don't come up often. Nestled right on the lagoon and surrounded by mature trees, this exceptional property offers a rare opportunity to enjoy true waterfront living in one of Calgary’s most desirable locations. Plus, you have the rare opportunity to also purchase the lot directly next door.

Step out onto your dock and embrace every season, whether you're canoeing and paddle-boarding across the lagoon in the summer, or lacing up your skates to glide onto the ice in the winter. Inside, the home features a smart, functional layout that maximizes its incredible surroundings. Large windows throughout flood the space with natural light and showcase beautiful views of the water and surrounding greenery, creating a peaceful escape that feels miles away from the city.

The open-concept main floor balances warmth and charm, making it perfect for both quiet nights in and effortless entertaining. The spacious kitchen is a central hub, featuring a large island and ample workspace that flows seamlessly into the dining and living areas. The main floor is dedicated to comfortable daily living, featuring a generously sized primary bedroom and updated bathrooms.

Downstairs, the fully developed basement adds even more versatility to the home, with three additional bedrooms, generous living space, and in-floor heating throughout. Whether used for family, guests, a home office, or additional recreation space, this level offers plenty of room to spread out and make the home your own. The attached garage is another standout feature, complete with heated floors and a mezzanine providing additional storage.

And then there’s the lifestyle. Bowness has its own distinct, small-town feel right in the city. Running, walking, and biking trails are just steps away from your door, and you can cross-country ski throughout the winter. Here, you have abundant local wildlife right outside, you can walk to Bowness Park and the river pathways, and you’re just a short drive from the Calgary Farmers’ Market West, excellent local shops, and restaurants.

If you’re seeking an active outdoor lifestyle, a tranquil waterfront escape, and a property with unmatched future potential, this one is absolutely worth a look. For more information, photos, and a 360 tour, click the links below!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347918
Bedrooms	4
Bathrooms	3
Year Built	1999

Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,641.9 sq. ft.
Main Level Finished Area:	1,641.9 sq. ft.
Below Grade Finished Area:	1,616.2 sq. ft.
Acreage:	No
Lot Area:	8,180 sq. ft.
Lot Frontage:	13'8½"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	4
Year built:	1999 (Age: 27)
Bedrooms:	4 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	3
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	5565AH
Heating:	In Floor, Forced Air, Natural Gas

Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Basement, Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Main Level
Community:	Bowness
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Breakfast Nook · 14'4" × 7'11" ·
Main Floor	Dining Room · 20'11" × 18'10" ·
Main Floor	Foyer · 11'6" × 9'5" ·
Main Floor	Kitchen · 14'4" × 13' ·
Main Floor	Laundry · 14'11" × 9'1" ·

Main Floor	Bedroom - Primary · 17'9" × 13'10" ·
Main Floor	Walk-In Closet · 10'5" × 6'7" ·
Basement	Bedroom · 16'2" × 12'3" ·
Basement	Bedroom · 13'2" × 11'6" ·
Basement	Bedroom · 10'11" × 10'1" ·
Basement	Game Room · 33'10" × 23'5" ·
Basement	Furnace/Utility Room · 17'11" × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Chandelier, High Ceilings, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Vinyl Windows
Exterior Features:	Dock, Garden, Rain Gutters
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Creek/River/Stream/Pond, Landscaped, Many Trees, No Neighbours Behind, Views
Waterfront Features:	River Access
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8816-48-avenue-calgary-a2347918/

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