

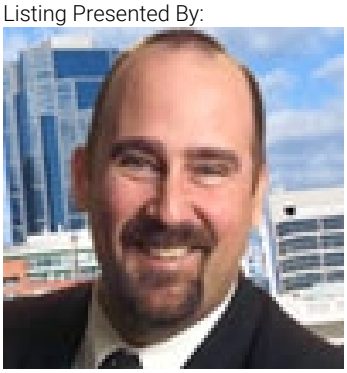
8134 47 Avenue Calgary Alberta

$895,000

* SHOW HOME | SATURDAY, NOV. 14, 12:30 - 2:30PM * Located in Bowness, one of Calgary's most established northwest communities, this home offers a balance of everyday convenience and access to outdoor lifestyle amenities that consistently draw buyers to the area. Just minutes from Bowness Park and the Bow River pathway system, the location supports walking, cycling, and year-round recreation. Local cafes, bakeries, and neighbourhood restaurants contribute to Bowness' small-town feel, while quick access to Stoney Trail and Crowchild Trail makes commuting across the city efficient. WinSport and Canada Olympic Park are close by, along with nearby grocery options, recreation facilities, and schools, including Bowness High School and Belvedere Parkway School.Inside, the main floor is bright and open with 9-foot ceilings and a layout that flows naturally from front to back. A defined dining area sits comfortably between the foyer and kitchen, creating separation without breaking sightlines. The kitchen is clearly designed for everyday use and entertaining, featuring a built-in wall oven, gas cooktop, dishwasher, French-door fridge, and a walk-in pantry that offers true storage rather than decorative shelving. The living room is anchored by a gas fireplace, adding warmth and a strong focal point. At the rear of the main floor, a powder room and a dedicated mudroom with built-in cabinetry support daily function and organization.The upper level continues the home's clean, calm feel. The primary bedroom features a tray ceiling, a generous walk-in closet, and an ensuite that includes a freestanding soaker tub and a separate glass-enclosed shower. A bonus room provides flexible secondary living space, suitable for a media room, office, or play area. Two secondary bedrooms and a full bathroom complete the level. 9-foot ceilings upstairs maintain consistent ceiling height and ope...

Bedroom 9.92 Ft x 9.25 Ft
Bedroom 9.25 Ft x 8.50 Ft
Living room 11.50 Ft x 11.42 Ft
Kitchen 9.67 Ft x 8.75 Ft
Furnace 6.83 Ft x 5.50 Ft
Furnace 9.08 Ft x 5.58 Ft
Pantry 5.75 Ft x 5.33 Ft
Other 8.67 Ft x 5.25 Ft
2pc Bathroom 5.50 Ft x 5.33 Ft
Primary Bedroom 14.00 Ft x 12.42 Ft
Other 9.75 Ft x 7.25 Ft
Bedroom 11.42 Ft x 10.17 Ft

Listing Presented By:



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4pc Bathroom 8.00 Ft x 4.92 Ft

Living room 14.33 Ft x 14.00 Ft

Kitchen 16.42 Ft x 8.75 Ft

Dining room 12.42 Ft x 12.17 Ft

Bedroom 9.83 Ft x 8.92 Ft

Bonus Room 10.92 Ft x 10.00 Ft

Laundry room 4.75 Ft x 2.92 Ft