



# 8140 46 Avenue Calgary Alberta

\$825,000

Welcome to your dream residence in the heart of Bowness, Calgary, Alberta! Nestled in the charming community of Bowness, this brand-new luxury 4plex home offers a lifestyle of comfort, sophistication, and convenience. As you step into the main floor, you'll be greeted by a warm and inviting layout that seamlessly connects the living room, kitchen, and dining room. The open-concept design creates a spacious and airy atmosphere, perfect for both intimate family moments and hosting gatherings with friends. The carefully chosen finishes and high-end materials exude elegance and quality, setting the tone for luxury living. Venture to the upper level, where three thoughtfully designed bedrooms await. The master bedroom stands as a serene retreat, boasting an exquisite ensuite that promises relaxation and indulgence after a long day. Wake up to sunlight streaming through large windows and bask in the comfort of a space that reflects your impeccable taste. But the allure of this property doesn't stop there. This home includes a legal basement suite, offering an opportunity for versatile living arrangements. Whether you're seeking an additional income source or a comfortable space for extended family, this feature enhances the value and practicality of the property. Located in the coveted Bowness community, you'll enjoy the best of both worlds - the tranquility of a serene neighborhood and the proximity to urban amenities. Explore nearby parks, dine at charming local restaurants, and relish the vibrant culture that Bowness has to offer. (id:6769)

Furnace 12.00 Ft x 8.42 Ft  
Dining room 12.67 Ft x 11.67 Ft  
Living room 17.67 Ft x 13.83 Ft  
Kitchen 15.67 Ft x 12.67 Ft  
2pc Bathroom 5.17 Ft x 4.75 Ft  
Primary Bedroom 15.00 Ft x 13.83 Ft

Bedroom 11.00 Ft x 9.33 Ft  
Bedroom 11.00 Ft x 9.50 Ft  
4pc Bathroom 9.33 Ft x 5.00 Ft  
5pc Bathroom 15.00 Ft x 6.00 Ft  
Laundry room 6.08 Ft x 3.33 Ft  
Other 9.33 Ft x 7.08 Ft

Listing Presented By:



Originally Listed by:  
GREATER PROPERTY GROUP

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca