

\$1,190,000 - 8130 48 Avenue Nw, Calgary

MLS® #A2252629

\$1,190,000

4 Bedroom, 3.00 Bathroom, 1,413 sqft

Residential on 0.16 Acres

Bowness, Calgary, Alberta

OPEN HOUSE SATURDAY AND SUNDAY
SEPTEMBER 27&28 2-4PM!****56 x 125 ft
LOT!*Never before seen on the market, this
walk out bungalow is steps from the Bow
River, Bowness High School, walking paths,
parks and more. Sitting on the massive, two
tiered back patio of this property you will feel
like you are living in your own private forest.
The serenity and beauty of the outdoors is
matched by traditional, classic, high end
finishes within. The three bedroom main level
will blow you away with its coffered ceilings,
kitchen styled for a queen/king, crown
moulding, granite counters throughout, private
primary ensuite, convenient built ins and a
double sided gas fireplace that welcomes you
to relax, wine and dine in this cozy but
luxurious space. Downstairs you will be
greeted by a kitchenette/wet bar, living room,
private office, an additional bedroom, a full
bath, a laundry room larger than you can
imagine, storage and my very favorite
part...the stunning floor to ceiling windows of
your second basement living room decked out
with a stone wood burning fireplace. Walk right
out into nature and be blown away by this two
tiered, private yard. Come and fall in love with
Bowness! Enjoy shopping at our local
Farmer's Market, spending time in our Main
Street restaurants, bars and local businesses,
and all the seasonal activities of our stunning
Bowness Park.

Built in 1975



Essential Information

MLS® #	A2252629
Price	\$1,190,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,413
Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8130 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2A6

Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings, Wine Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Basement, Dining Room, Double Sided, Gas, Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Storage
Lot Description	Front Yard, Landscaped, Level, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	33
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Solutions
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