

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

MLS® #A2252629

\$1,190,000

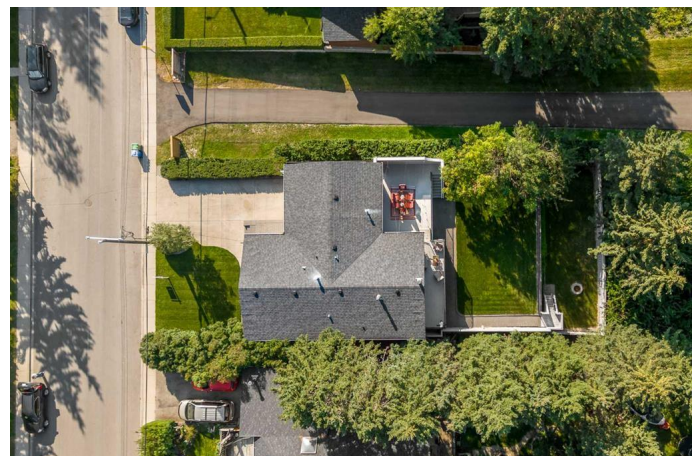
4 Bedroom, 3.00 Bathroom, 1,413 sqft

Residential on 0.16 Acres

Bowness, Calgary, Alberta

*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. ***OPEN HOUSE THIS SATURDAY AND SUNDAY (August 30th and 31st) 2-4 PM***

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, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Wired for Sound, Crown Molding
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, Double Sided, Gas, Living Room, Mantle, Stone, Wood Burning, Dining Room
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	21
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.