

# \$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     | Finished, Full, Exterior Entry, 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 | 43                |
| Zoning         | R-CG              |

## Listing Details

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

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