



GRASSROOTS
REALTY GROUP

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8631 48 Avenue NW
Calgary, Alberta

MLS # A2264221



\$965,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,979 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Creek/River/Stream/Pond, Interior Lot, Rectangular L		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage		
Inclusions:	N/A		

Welcome to The Ivory — a brand new, beautifully finished home in the heart of Bowness, steps from Bowness Park and the Bow River. This home pairs modern design with the soft, timeless aesthetic that defines the Ivory Collection. Inside, you’ll find a calm and refined palette of warm whites, natural woods, and layered neutrals, creating a space that feels both bright and inviting. Thoughtfully chosen finishes include brushed nickel lighting, soft textured fabrics, natural stone surfaces, and Benjamin Moore Intense White walls — blending crisp detail with organic warmth. The main floor features an open, light-filled layout with a designer kitchen and spacious living area ideal for entertaining. Upstairs, you’ll find three bedrooms, including a primary suite with walk-in closet and private ensuite, plus a full bath and upper-floor laundry. The fully developed legal basement suite adds versatility and long-term value — complete with a separate entrance, full kitchen, bedroom, bathroom, and dedicated laundry. Set in one of Calgary’s most beloved communities, this home offers the best of both worlds: steps from nature and minutes from downtown.