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8631 48 Avenue NW Calgary, Alberta

MLS # A2264221



\$965,000

Division: **Bowness** Residential/Duplex Type: Style: 2 Storey, Attached-Side by Side Size: 1,979 sq.ft. Age: 2025 (0 yrs old) Beds: 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 Lo

Heating: Water: Baseboard, Forced Air Floors: Sewer: Carpet, Hardwood, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full, Suite **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'Il 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'Il 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.