



GRASSROOTS
REALTY GROUP

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8633 48 Avenue NW
Calgary, Alberta

MLS # A2264863



\$965,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,973 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 Ebony — a striking new build in the heart of Bowness, steps from Bowness Park and the Bow River. This home defines dark, modern elegance. The Ebony Collection blends rich, moody tones with warm brass accents, layered textures, and refined finishes that create a sense of depth and sophistication. Featuring dramatic paint contrasts, bold lighting selections, and a mix of natural materials, the design delivers both edge and comfort in equal measure. The main level offers an open, functional layout with large windows, a statement kitchen, and a spacious living area designed for entertaining. Upstairs, you’ll find three bedrooms, including a primary suite with a walk-in closet and private ensuite, plus a full bath and upper-floor laundry. The fully developed legal basement suite provides flexibility and long-term value — complete with a separate entrance, full kitchen, bedroom, bathroom, and its own laundry setup. Set in a quiet pocket of Bowness surrounded by parks, trails, and the river, this home combines bold design with the best of Calgary living — modern, moody, and effortlessly refined.