



GRASSROOTS
REALTY GROUP

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7931 47 Avenue NW
Calgary, Alberta

MLS # A2271003



\$914,999

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,054 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: na

OPEN HOUSE SATURDAY 1-4 PM. !!!Welcome to 7931 47 Avenue NW, Calgary—a beautifully crafted 2-storey infill in a vibrant community of BOWNESS. You will find premium finishes throughout the home which are tastefully selected from wide plank flooring, lighting, tiles and ceiling designs. Step inside, you are greeted by bright and open-concept main floor with large windows, and modern elegance. Wide LVP flooring flows throughout the spacious living and dining areas adds warmth and charm. The chef-inspired gourmet kitchen features high-end appliances, custom soft-close cabinetry, and tile backsplash. A premium stainless steel appliance package includes a gas cooktop, built-in wall oven and microwave, refrigerator, dishwasher. The spacious living room features built-in bookshelves with a TV niche and a gas fireplace. There is a 2-piece powder room and a mudroom with bench and closet. Upstairs you are greeted by a bonus/family room. The primary bedroom is stylishly designed with attached walk-in closet with custom millwork. The 5 pc ensuite offers a glass-enclosed shower, a soaker tub, and dual vanities. Two additional spacious bedrooms with custom closets, a full 4-piece bathroom, and a large laundry room with a sink complete the upper level. The fully finished basement with separate entrance has 2 bedrooms. The L- SHAPE kitchen and an adjacent living room makes it ideal for renters. There is also a 4 pc bathroom and dedicated laundry for convenience. Outside, the private, zero- maintenance and fully landscaped south-facing backyard is centered around a stunning concrete patio for your quality family times. All of this in a fantastic location close to Bowness Park and the Bow River Pathways, with shopping, parks, schools, transit, and more nearby. Don't miss on this beautiful home. Call your favorite Realtor today to book a

private showing.