



**GRASSROOTS**  
REALTY GROUP

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**8633 48 Avenue NW**  
**Calgary, Alberta**

**MLS # A2276270**



**\$945,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,822 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot, Street Light		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage		

**Inclusions:** N/A

Welcome to The Ebony, a striking brand new duplex in the heart of Bowness, close to Bowness Park, the Bow River, and the river pathway system. Built by Arbutus Rock, a reputable Calgary builder known for thoughtful design, quality construction, and homes that are made to live in. Inside, you will find a bold, modern finish package with rich, dark tones, warm brass accents, and layered textures that feel polished without feeling cold. The main floor offers an open concept layout with a statement kitchen, large windows, and a bright living space that works well for everyday life and entertaining. Upstairs, the layout is practical and family friendly with three bedrooms, upper floor laundry, and a full main bathroom. The primary suite stands out with a walk in closet and a private ensuite, finished to match the home's clean, modern style. The fully developed legal basement suite adds long term flexibility and value with a separate entrance, full kitchen, bedroom, bathroom, and dedicated laundry. Set in one of Calgary's most established inner city communities, this home offers park and river access nearby, plus an easy commute to downtown.