



**8547 47 Avenue NW  
Calgary, Alberta**

**MLS # A2291404**



**\$529,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	943 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	MU-2 f3.0h16
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

OPEN HOUSE SUNDAY MARCH 22 FROM 2:00-4:00pm!! Welcome to this beautifully updated duplex located in the highly desirable community of Bowness. Situated on a corner lot and just steps from the Bow River pathways and Bowness Park, this home offers the perfect combination of modern updates, functional living space, and an unbeatable location. The main level has been thoughtfully refreshed with brand new flooring, fresh paint, and a fully renovated kitchen, creating a bright and inviting living space. The stunning new kitchen features crisp white cabinetry, modern hardware, sleek countertops, stainless steel appliances, and stylish backsplash finishes. The adjacent dining and living areas are filled with natural light and provide a comfortable layout for both everyday living and entertaining. From the living room, step out onto the front balcony, the perfect place to enjoy your morning coffee. This level also offers two spacious bedrooms and a full bathroom, providing convenient single-level living if desired. The fully finished basement expands the living space with a large recreation area, two additional bedrooms, a second full bathroom, and a dedicated laundry area, making it ideal for families, guests, or a home office setup. Outside, the property offers a private backyard space along with a detached double garage, providing ample parking and storage. The corner lot adds additional privacy and curb appeal. Located in the heart of Bowness, this home is surrounded by some of Calgary's best outdoor amenities. Enjoy walking or biking along the Bow River pathways, spending summer days at nearby Bowness Park, or taking advantage of the quick access west to the mountains. The property is also conveniently located close to schools, shopping, restaurants, and is directly across from the iconic Angel's Drive-In, a beloved local landmark.

With easy access to major routes, commuting to downtown Calgary is quick and convenient. Offering modern updates, a functional layout, and an incredible location, this home presents an excellent opportunity to enjoy everything Bowness has to offer.