

# \$965,000 - 8631 48 Avenue Nw, Calgary

MLS® #A2264221

**\$965,000**

4 Bedroom, 4.00 Bathroom, 1,979 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

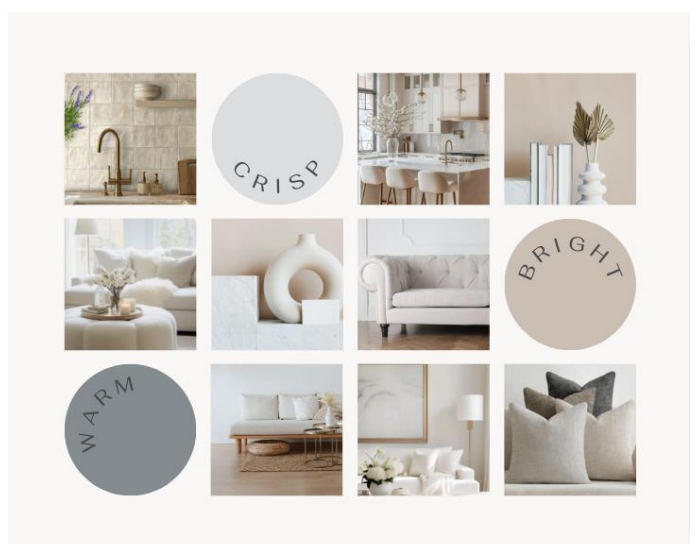
Welcome to The Ivory – a brand new, beautifully finished home in the heart of Bowness, steps from Bowness Park and the Bow River.

This home pairs modern design with the soft, timeless aesthetic that defines the Ivory Collection. Inside, you’ll 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’ll 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.



Built in 2025

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264221               |
| Price          | \$965,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,979                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8631 48 Avenue NW |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 2B3           |

Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer                 |
| Heating           | Baseboard, Forced Air                                                                          |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Suite                                                                                    |

**Exterior**

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                               |
| Lot Description   | Back Lane, Back Yard, Creek/River/Stream/Pond, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Cement Fiber Board, Composite Siding                                         |
| Foundation        | Poured Concrete                                                              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-CG               |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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