

\$914,999 - 7931 47 Avenue Nw, Calgary

MLS® #A2271003

\$914,999

5 Bedroom, 4.00 Bathroom, 2,054 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

!!!Welcome to 7931 47 Avenue NW, Calgaryâ€”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.

Built in 2025

Essential Information

MLS® #	A2271003
Price	\$914,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,054
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	7931 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Z3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Separate Entrance, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2025
Days on Market	2
Zoning	RCG

Listing Details

Listing Office	TREC The Real Estate Company
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