

\$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

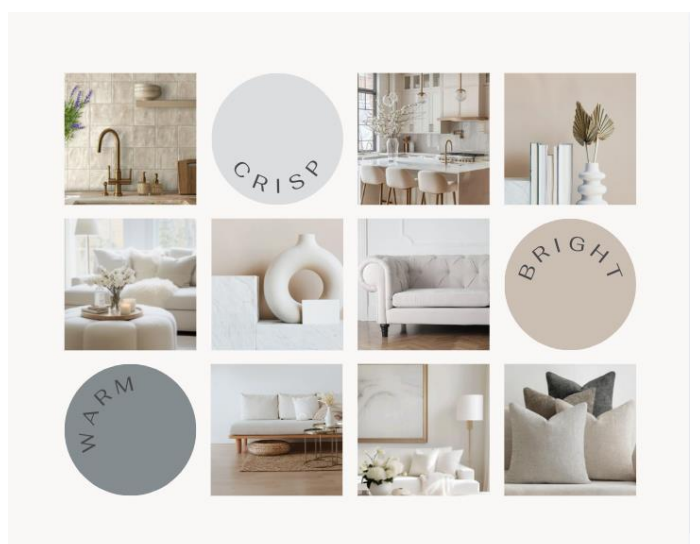
Welcome to The Ivory – a brand new, beautifully finished home in the heart of Bowness, steps from Bowness Park and the Bow River.

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	8
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.