\$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 â€" 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'II 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 â€" blending crisp detail with organic warmth.

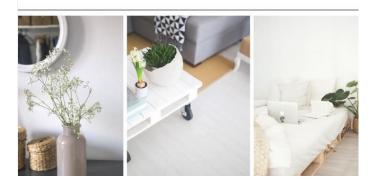
The main floor features an open, light-filled layout with a designer kitchen and spacious living area ideal for entertaining. Upstairs, you'II find three bedrooms, including a primary suite with walk-in closet and private ensuite, plus a full bath and upper-floor laundry.

The fully developed legal basement suite adds versatility and long-term value â€" 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.









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 18

Zoning R-CG

Listing Details

Listing Office Charles

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