

# \$584,900 - 8634 47 Avenue Nw, Calgary

MLS® #A2214138

**\$584,900**

6 Bedroom, 2.00 Bathroom, 1,035 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to 8634 47 Ave NW, a beautifully maintained 2058 sq ft (total developed) half duplex nestled in a quiet, mature, and tree-lined neighborhood in Bowness. This versatile home features a fully developed and registered secondary suite, offering 3 bedrooms and 1 bathroom both upstairs and downstairs (Total 6 beds, 2 baths) – ideal for multi-generational living or a strong rental income stream, with potential to generate over \$3,900/month. The main floor boasts new flooring and a new dishwasher (2023), while the basement unit has been updated with a new stove and dishwasher (2024) for added appeal. The upstairs kitchen is bright and efficient, with plenty of natural light and an open layout that flows seamlessly into the living room – creating a welcoming, social space. Outside, enjoy a large private yard, perfect for relaxing, gardening, or entertaining. The home has seen numerous updates including a new roof (8 years ago), newer windows, a newer water heater, and a major plumbing line replacement approx. 6–7 years ago. Located in a family-friendly area with excellent schools like Colonel Macleod and St. Alphonsus, plus convenient access to shopping, parks, and public transit. Just steps away, you'll find the incredible Bowness Park and miles of scenic riverside trails, offering year-round recreation right at your doorstep. This property offers a rare blend of comfort, lifestyle, and investment potential.



Built in 1978

## Essential Information

MLS® #	A2214138
Price	\$584,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,035
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	8634 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2A2

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Unassigned

## Interior

Interior Features	Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Garden, Lawn, Level, Many Trees, No Neighbours Behind, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	7
Zoning	R-CG

**Listing Details**

Listing Office	Century 21 Masters
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