

# \$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 | 11               |
| Zoning         | R-CG             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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