

\$849,900 - 7722 47 Avenue Nw, Calgary

MLS® #A2265473

\$849,900

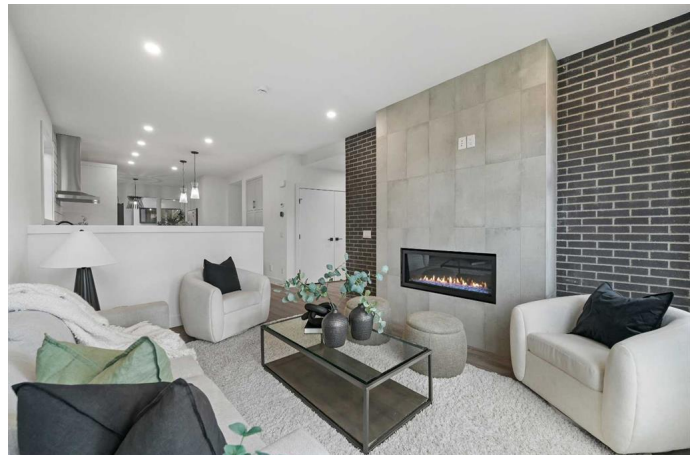
3 Bedroom, 4.00 Bathroom, 1,449 sqft

Residential on 0.06 Acres

Bowness, Calgary, Alberta

**** Brand new home with warranty ready for immediate possession **** Click on "Videos" for 3D tour ****** Welcome to a very well built, contemporary 2 Storey infill, nestled on a whisper quiet street in a very desirable area of Bowness! Stunning features include: 2+1 bedrooms, 3.5 bathrooms, almost 2150 square feet of developed living space with excellent layout making the home feel larger, chef's kitchen with stone counters & high end appliance package, 9 foot ceilings on main floor, upper office/loft area, cozy gas fireplace, amazing master retreat with towering 13 foot ceilings/4-piece "spa like" master bath/good sized private balcony, custom built-ins in EVERY closet & cupboard, solid core doors, roughed-in A/C, insulated/drywalled double ATTACHED garage, wet bar, upper laundry and much more! Location is amazing - super quiet street with front and rear street access (very rare), 1 block to the Bow River/Bow River Pathway System, only a 10 minute drive to downtown & easy access to all the great amenities in the area! This brand new masterpiece was completed August 2025, is ready for new owners AND comes with bumper to bumper warranty (1 year, 2 year, 5 year, 10 year). Even the landscaping is complete - sidewalks/rear deck/fences & gates - just move in and enjoy! Amazing quality - amazing location!

Built in 2025



Essential Information

MLS® #	A2265473
Price	\$849,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,449
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	7722 47 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Z1

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Stone Counters, Wet Bar, Tankless Hot Water
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.