

\$965,000 - 8633 48 Avenue Nw, Calgary

MLS® #A2264863

\$965,000

4 Bedroom, 4.00 Bathroom, 1,973 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

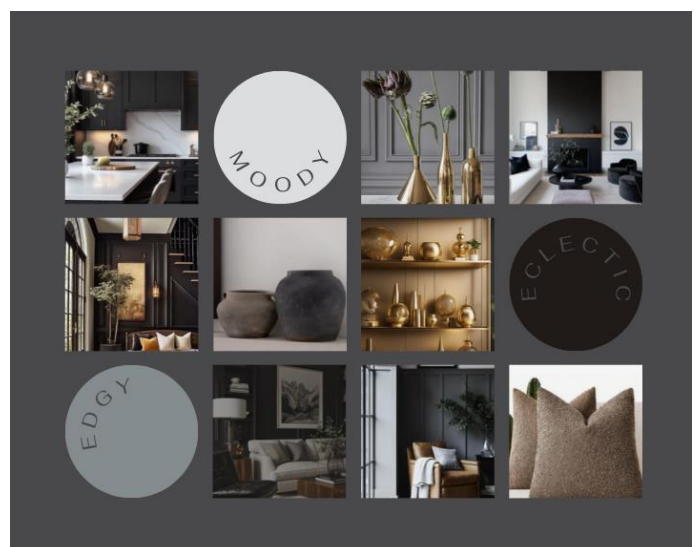
Welcome to The Ebony â€” a striking new build in the heart of Bowness, steps from Bowness Park and the Bow River.

This home defines dark, modern elegance. The Ebony Collection blends rich, moody tones with warm brass accents, layered textures, and refined finishes that create a sense of depth and sophistication. Featuring dramatic paint contrasts, bold lighting selections, and a mix of natural materials, the design delivers both edge and comfort in equal measure.

The main level offers an open, functional layout with large windows, a statement kitchen, and a spacious living area designed for entertaining. Upstairs, youâ€™ll find three bedrooms, including a primary suite with a walk-in closet and private ensuite, plus a full bath and upper-floor laundry.

The fully developed legal basement suite provides flexibility and long-term value â€” complete with a separate entrance, full kitchen, bedroom, bathroom, and its own laundry setup.

Set in a quiet pocket of Bowness surrounded by parks, trails, and the river, this home combines bold design with the best of Calgary living â€” modern, moody, and effortlessly refined.



Built in 2025

Essential Information

MLS® #	A2264863
Price	\$965,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,973
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	8633 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	2
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.