

# \$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

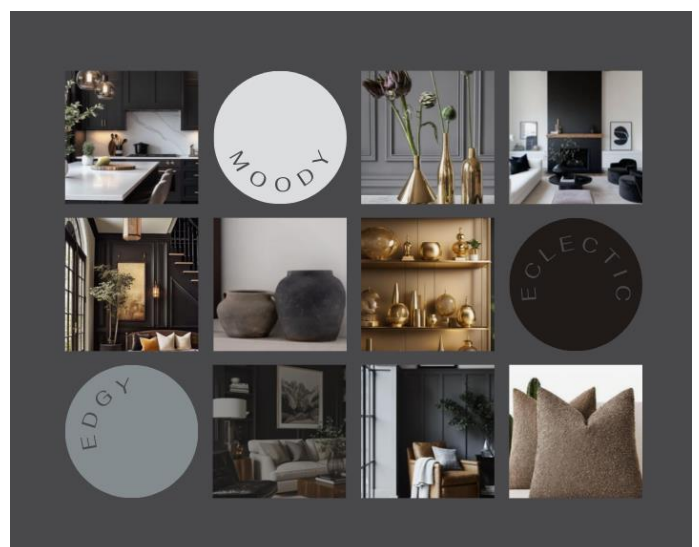
Welcome to The Ebony â€” a striking new build in the heart of Bowness, steps from Bowness Park and the Bow River.

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 | 12                 |
| 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.