

**8631 48 Avenue NW**  
**Calgary, Alberta**

**MLS # A2276269**



**\$945,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,905 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Creek/River/Stream/Pond, Interior Lot, Rectangular L		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage		
<b>Inclusions:</b>	N/A		

Welcome to The Ivory, a brand new duplex in the heart of Bowness, close to Bowness Park, the Bow River, and the river pathway system. Built by Arbutus Rock, a reputable Calgary builder known for thoughtful design, quality construction, and homes that are made to live in. Inside, you will find a clean, warm finish package with light tones, natural wood colors, and layered neutrals. The main floor offers an open concept layout with a designer kitchen and a bright living space that works well for everyday life and entertaining. Upstairs, the layout is practical and family friendly with three bedrooms, upper floor laundry, and a large additional storage room. The primary suite is a standout, featuring a walk in closet and a beautiful ensuite with a glass enclosed tiled shower and a freestanding soaker tub. The fully developed legal basement suite adds long term flexibility and value with a separate entrance, full kitchen, bedroom, bathroom, and dedicated laundry. Set in one of Calgary's most established inner city communities, this home offers park and river access nearby, plus an easy commute to downtown.