

# \$899,900 - 7722 47 Avenue Nw, Calgary

MLS® #A2243010

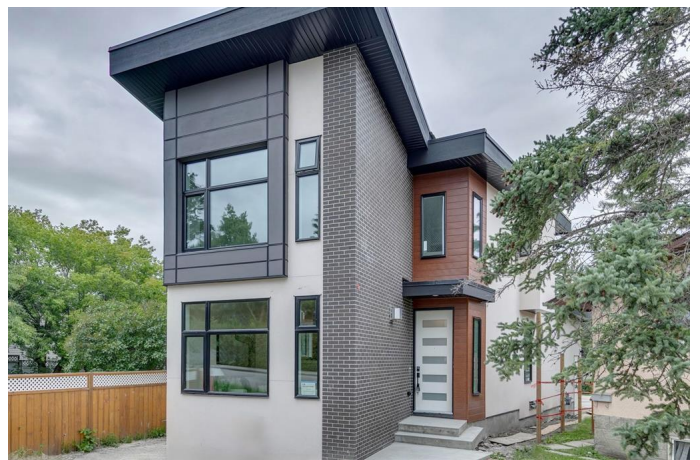
**\$899,900**

3 Bedroom, 4.00 Bathroom, 1,437 sqft

Residential on 0.06 Acres

Bowness, Calgary, Alberta

This stunning newly built detached home by Timberland Homes showcases exceptional craftsmanship and modern design throughout. The main floor features a striking brick feature wall and a spacious living room with a linear gas fireplace and sleek tile surround. The chef-inspired kitchen offers new stainless steel appliances, quartz countertops, a large island with an eat-up counter, and a stylish, functional pull-out pantry. Adjacent to the kitchen is a bright dining area, perfect for everyday meals or entertaining guests. A rare double attached garage leads into a practical mudroom, adding convenience to daily life. Upstairs, you'll find two generous bedrooms, a four-piece bathroom, and a cozy home office nook. The primary bedroom is a private retreat with vaulted ceilings, a luxurious four-piece ensuite, and access to a serene private balcony—ideal for morning coffee or quiet evenings. The upper floor also includes a conveniently located laundry area. The fully finished lower level is filled with natural light from large windows and includes a third bedroom, a three-piece bathroom, a bar area, and a spacious family room—ideal for relaxing or entertaining. Throughout the home, you'll find high-quality finishes such as solid core doors, LED lighting, and superior attention to detail. This home is only minutes away from the trendy shops and cafes in Bowness, offering the perfect balance of quiet residential living and vibrant urban amenities.



Built in 2024

Essential Information

MLS® #	A2243010
Price	\$899,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,437
Acres	0.06
Year Built	2024
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	T3B1Z1

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water
Appliances	Dishwasher, Electric Oven, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Irregular Lot
Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 28th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX House of Real Estate
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