

\$934,900 - 7722 46 Avenue Nw, Calgary

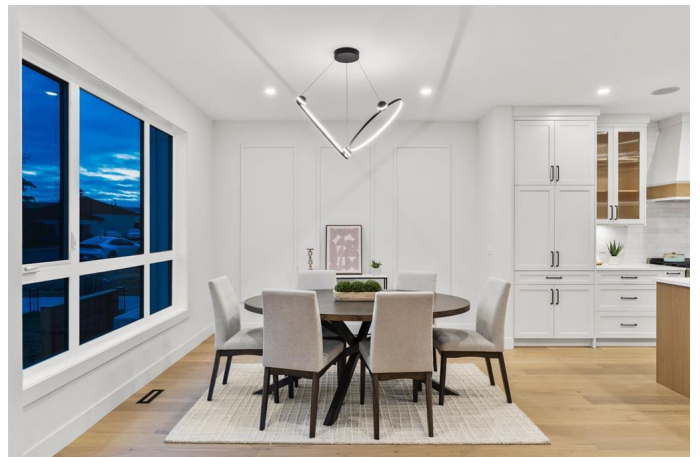
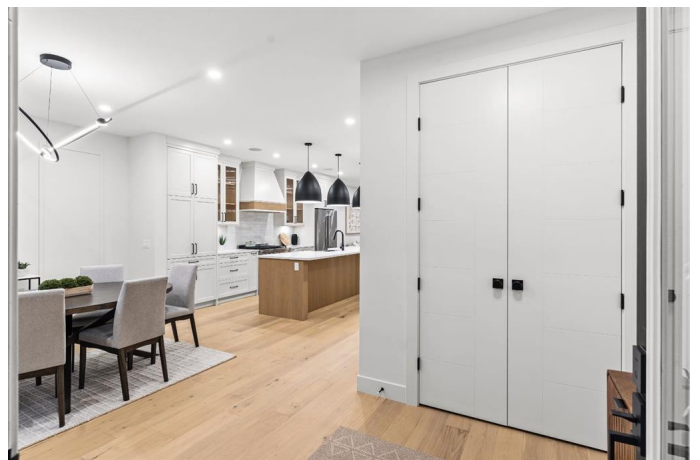
MLS® #A2264509

\$934,900

5 Bedroom, 4.00 Bathroom, 2,010 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

Experience refined living in this stunning custom-built home, where craftsmanship, comfort, and design come together seamlessly in the heart of Bowness. The entry opens to a bright, airy layout that flows naturally from a formal dining room accented with elegant custom wainscoting into a beautifully appointed kitchen featuring white oak cabinetry, a large quartz island, and premium KitchenAid appliances. Thoughtfully designed for both family living and entertaining, the kitchen transitions into a warm, inviting living room centred around a sleek gas fireplace and framed by oversized windows that fill the space with natural light. A spacious mudroom with built-in storage leads you into a stunning powder room. The mudroom also provides direct access to the backyard, keeping the main floor practical and organized. Upstairs, the primary suite offers a calm retreat with high tray ceilings, a custom feature wall, a large window with south exposure, a large walk-in closet and a luxurious ensuite featuring a freestanding tub, glass shower, dual vanities, and in-floor heating. Two additional bedrooms, a full bath, a laundry room, and a cozy family area complete the upper level. The fully developed lower level features a legal suite with two bedrooms, a stylish kitchen, laundry, and a private entrance, perfect for extended family or rental income. Outside, a large, landscaped yard offers space to entertain, garden, or simply unwind, completing this exceptional home that balances timeless



finishes with modern livability. Additional upgrades include rough-ins for A/C, interior and exterior speakers, and security cameras. Nestled in the heart of Bowness, this home offers an unmatched balance of nature and convenience. Just steps from Bowness Park, Bowmont Park, and the Bow River pathway system, youâ€™re surrounded by some of Calgaryâ€™s best outdoor spaces while staying minutes from everyday amenities, shops, and cafÃ©s. Nearby schools include Bowness High and several elementary options within walking distance, with downtown and the University of Calgary both an easy 10â€“15 minute drive. Call today to book your private tour.

Built in 2025

Essential Information

MLS® #	A2264509
Price	\$934,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,010
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	7722 46 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3B 1Y2

Amenities

Parking Spaces 2
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Heating Fireplace(s), Forced Air
Cooling Rough-In
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Landscaped
Roof Asphalt Shingle
Construction Concrete, Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed October 15th, 2025
Days on Market 13
Zoning R-CG

Listing Details

Listing Office Century 21 Bravo Realty

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.