# \$949,900 - 7724 46 Avenue Nw, Calgary

MLS® #A2200158

# \$949,900

5 Bedroom, 4.00 Bathroom, 2,036 sqft Residential on 0.07 Acres

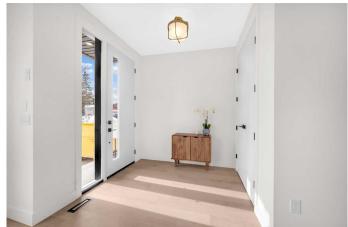
Bowness, Calgary, Alberta

WELCOME to this exquisite LUXURY Home, Built by Sarai Custom Homes in the desirable Bowness neighborhood of Calgary AB. This stunning property features a total of 5 bedrooms and 3.5 bathrooms, including a LEGAL Basement Suite that offers incredible potential for rental income, accommodating a larger family, or even serving as a HOME-Based Office.

The open-concept floor plan is designed to impress, with High CEILINGS throughout the All levels. The chef-inspired kitchen is a true highlight, showcasing top-of-the-line KitchenAid Appliances and extra-large QUARTZ countertops. The cozy living area features a BEAUTIFUL Gas Fireplace, perfect for unwinding, while the spacious dining room offers ample room for family gatherings and entertaining. The thoughtful design extends to the Foyer and Mudroom, where Sarai Custom Homes has carefully considered the best use of space, ensuring maximum functionality and convenience.

Upstairs, the Large Master Bedroom includes a spacious walk-in closet and a beautifully appointed 5-piece ensuite bathroom with Heated Floors. Two additional Bedrooms, a main 4-piece bathroom, a Laundry Room and extra living space complete the second floor. The LEGAL Basement Suite boasts 2 generous bedrooms, its own laundry, and a private entrance, making it an ideal income-generating opportunity or guest suite.







Located within walking distance to elementary and high schools, and just minutes away from Bowness Park, the Bow River, and Canada Olympic Park, this home offers both convenience and recreational opportunities right at your doorstep. Enjoy the best of both worlds with only a 10-15 minute commute to downtown Calgary and the University of Calgary. Plus, the stunning Canadian Rockies are just 45 minutes away, offering year-round outdoor adventures.

Large windows, high ceilings, and a beautiful front elevation make this property a must-see. Don't miss out on the opportunity to own this extraordinary home that combines quality, design, and a prime location.

#### Built in 2025

## **Essential Information**

MLS® # A2200158 Price \$949,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 2,036
Acres 0.07
Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 7724 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 Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open

Floorplan, See Remarks

Appliances Electric Range, Gas Range, Gas Water Heater, Humidifier, Microwave,

Microwave Hood Fan, Range Hood, Refrigerator, See Remarks,

Stove(s), Washer/Dryer, Washer/Dryer Stacked

Heating Forced Air, Natural Gas, Fireplace(s)

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Family Room, Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, City Lot

Roof Asphalt Shingle

Construction Wood Frame, Masonite, See Remarks

Foundation Poured Concrete

#### Additional Information

Date Listed March 6th, 2025

Days on Market 29

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX Complete Realty

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