

\$944,900 - 7722 46 Avenue Nw, Calgary

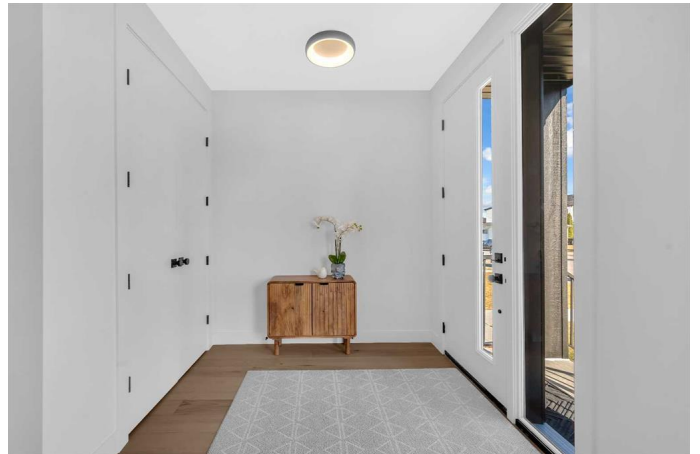
MLS® #A2240654

\$944,900

5 Bedroom, 4.00 Bathroom, 2,008 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

WELCOME to this exquisite LUXURY Home, Built by "Sarai Custom Homes" in the desirable Bowness neighbourhood 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. Donâ€™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® #	A2240654
Price	\$944,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,008
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	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Double Vanity
Appliances	Electric Range, Gas Range, Humidifier, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Gas Water Heater
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	See Remarks, Wood Frame, Masonite
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Complete 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.