

# \$775,000 - 4601 80 Street Nw, Calgary

MLS® #A2218520

**\$775,000**

4 Bedroom, 4.00 Bathroom, 1,800 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

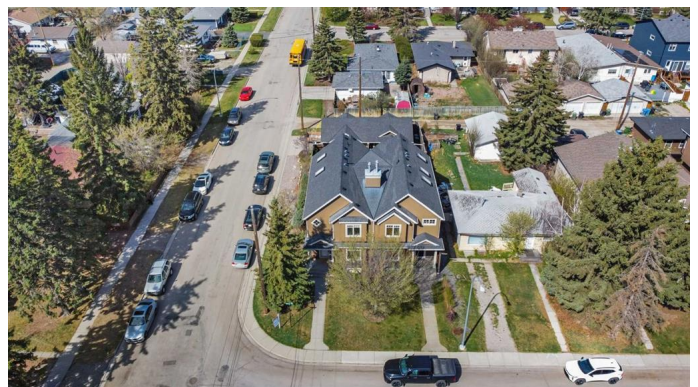
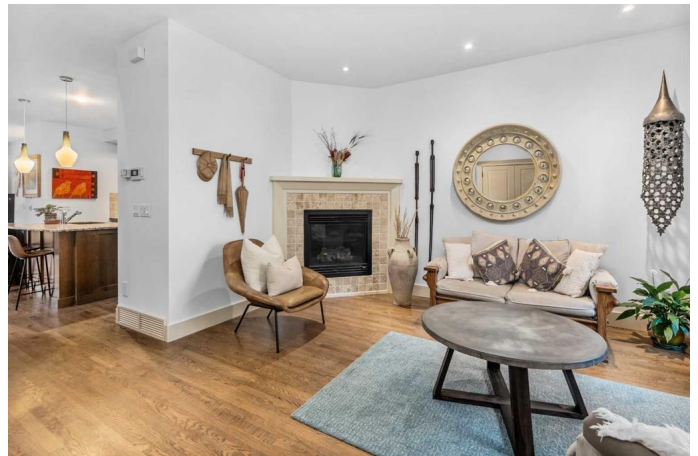
Custom built, this home offers a blend of style and functionality. The main floor flows seamlessly from a versatile flex space with a cozy fireplace to an open-concept kitchen, dining room, and family room. The kitchen features maple cabinetry, a custom hood fan, pantry and abundant counter space. French doors lead to the sun drenched, low maintenance back yard. Solid oak hardwood flooring runs through the main floor.

Custom-built staircase leads to the upper floor.

Upstairs, the primary suite boasts a 5-piece ensuite and a spacious walk-in closet. Two additional bedrooms provide ample space for family or guests. Skylights create a sundrenched, airy space. The fully finished basement offers a 4th bedroom, family room, 3-piece bath and storage. This solidly built home is Located on a corner lot with double detached garage and parking for 2 extra vehicles. This quiet location is steps to a playground, Bowness Park and the river pathway system. Explore nature and take your dog off leash in Bowmont Park. Enjoy easy access to nearby amenities, including the new farmer's market, Trinity Hills, Superstore, and schools. Let's not forget main street Bowness with coffee shops, Bow Cycle, Mikey's and so much more! Easy access to the mountains and all quadrants of the city!

Built in 2006

## Essential Information



MLS® #	A2218520
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,800
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	4601 80 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2P2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Low Flow Plumbing Fixtures
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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