

\$499,900 - 4647 80 Street Nw, Calgary

MLS® #A2088999

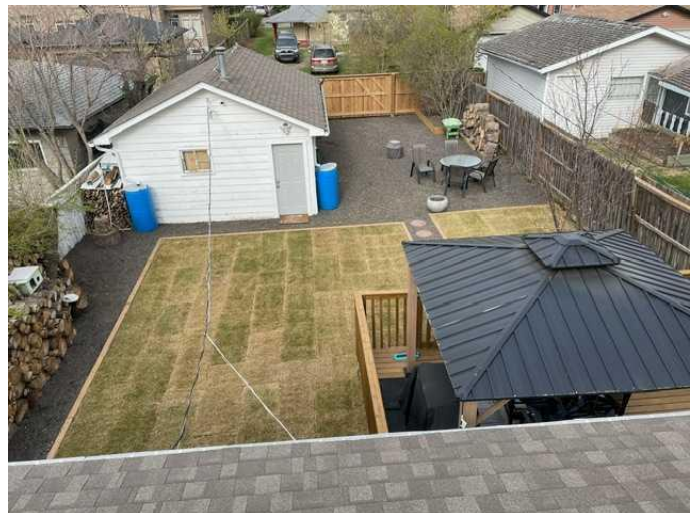
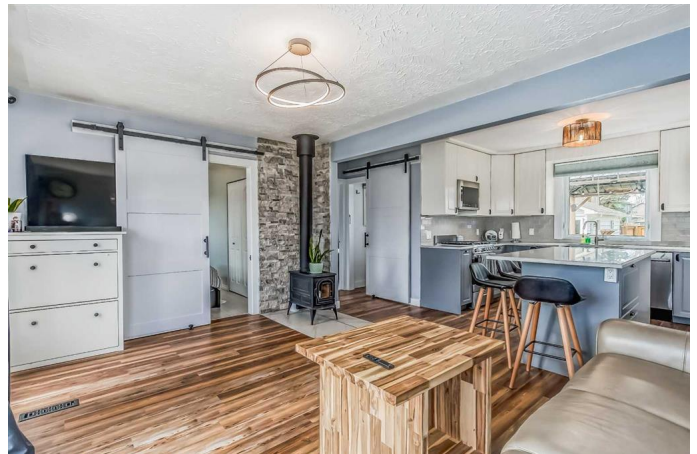
\$499,900

2 Bedroom, 1.00 Bathroom, 638 sqft

Residential on 0.11 Acres

Bowness, Calgary, Alberta

Build a great life on this wonderfully updated inner city property where nothing was overlooked by the current owner!! Don't let the size fool you, this is an ideal floorplan for one level living! Amazingly updated 2 bedroom bungalow with oversized single garage, RV parking, a huge west rear landscaped yard and all on a mature-treed quiet street in West Bowness, just a short stroll to Bowness Park and the Bow River Pathway System. The renovations on this home will impress even the most discerning buyer. Just some of the updates the seller has put into this lovely home include, thick LVP flooring thru-out, freshly painted, quartz countertops including a large quartz island with beveled edges, all soft close drawers and cupboards including extra pull out drawers in all the drawers, mostly all newer windows including a brand new oversized triple pane sliding patio door off the living room which extends itself to the outdoor front living area, A new WETT certified Vermont Casting wood burning stove, a separate heat pump / air condition unit which heats and cools the house thru-out the year without having to turn on the furnace most days (big saving on utilities), upgraded insulation in attic, new drywall, insulation & vapour barrier in living room and kitchen, all new light fixtures, extra built-in smart storage in the bedrooms, upgraded electrical panel, brand new water tank including all new pex plumbing, a full security 8 camera system, and the list goes on. The yard has been



professionally landscaped which includes Japanese lilacs, apricot and apple trees and fills in beautifully in the summertime to give this property ultimate seclusion. Even more impressive in the backyard is a huge rear deck with covered gazebo, new fencing including a beefy rear RV gate, freshly laid grass and firepit area, plus an extra gravel pad for vehicles next to the oversized single garage, which also features RV sewer, power and water plus an oil changing pit in the garage for the auto enthusiast. Why rent or pay condo fees when you can own this slice of heaven. This property has it all and the location can't be beat, as your 15 mins to downtown, 10 mins or less to Canada Olympic Park, U of C, Children's and Foothills Hospitals, and just a short walk to Bowmont Park and all the River pathways. Call your favorite Realtor today to view this beautiful home before it's too late!

Built in 1960

Essential Information

MLS® #	A2088999
Price	\$499,900
Sold Price	\$497,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	638
Acres	0.11
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4647 80 Street Nw
Subdivision	Bowness

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B2P2

Amenities

Parking Spaces	3
Parking	Alley Access, Gated, On Street, Parking Pad, Single Garage Detached

Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Heat Pump
Cooling	Central Air, Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning
Basement	None

Exterior

Exterior Features	Fire Pit, None
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Gazebo, Front Yard, Low Maintenance Landscape, Level, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	None

Additional Information

Date Listed	October 21st, 2023
Date Sold	November 15th, 2023
Days on Market	24
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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