

\$829,900 - 4652 80 Street Nw, Calgary

MLS® #A2106012

\$829,900

5 Bedroom, 4.00 Bathroom, 2,015 sqft
Residential on 0.01 Acres

Bowness, Calgary, Alberta

Welcome to Bowness; a community that's appreciating faster than any other community in Calgary in value, and arguably the rest of Canada. A community that has miles of landscaped and wilderness walkways along it's sublime river valley. With 3 Off leash dog parks within a short walk from this house, dog owners will rejoice. Parks that feature both winter and summer events galore; from (bike)skating, firepits, hot chocolate to paddle boats, canoes, water rafting, picnics and cycle paths everywhere. A community 10 minutes from downtown, a few minutes to Stony Trail and exit routes to the mountains, you will feel like you're living in an urban cottage retreat! Yet with multiple schools, shopping, restaurants, the Superstore, a farmer's market and Canada Olympic park minutes away, you could not be blessed with any more amenities!

As for the home, to be completed by end of May, early June, you have one of the largest 2 story Semi-Detached you will find. With builder's plans of 2015 sq ft above grade and nearly 2800 sq feet of developed living space, an oversize garage and bigger than normal lot that's one block from the celebrated Bowness High School, this home will deliver it all.

It features 10 feet ceilings on the main floor, an open modern design with a generous and out of view mudroom, ample living and dining room space, huge windows, engineered hardwood flooring, quartz countertops and



island, along with tons of cupboard storage space in the kitchen. A generous appliance package and upscale lighting, gas fireplace and powder room complete the package on the main floor.

Upstairs includes massive space for a huge primary bedroom with vaulted ceiling, generous walk-in closet, and 5 piece bath with soaker tub. Two good sized bedrooms with 4 piece bath complement on the other end of the floor. Along with a large laundry room with counter and sink, you get a good sized bonus room.

Downstairs features two more large bedrooms with egress windows, a 4 piece bath, bar, flex room, and a massive media/family room. You will be amazed at the generous space afforded by smart layout planning. The house is heated by a super high efficiency furnace and has too many more perks to mention.

Built in 2024

Essential Information

MLS® #	A2106012
Price	\$829,900
Sold Price	\$826,872
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,015
Acres	0.01
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4652 80 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B2P3

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters, Recessed Lighting, See Remarks, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Wet Bar
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave, Range Hood
Heating	High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, City Lot, Cleared, Front Yard, Lawn, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 6th, 2024
Date Sold	March 8th, 2024
Days on Market	31
Zoning	R-C2

HOA Fees 0.00

Listing Details

Listing Office First Place Realty

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