

\$575,000 - 4614 81 Street Nw, Calgary

MLS® #A2109754

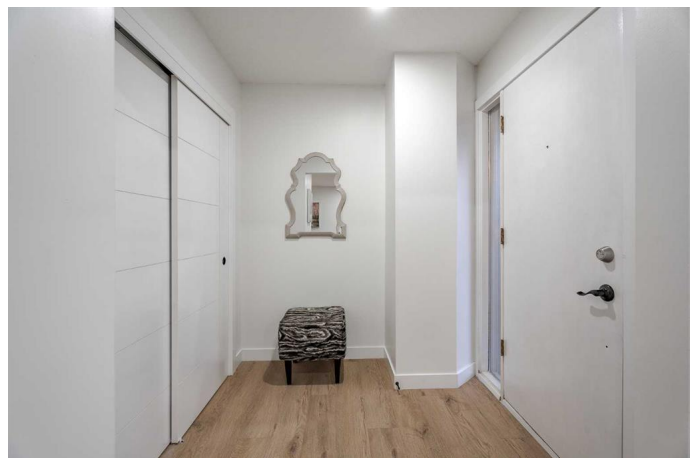
\$575,000

5 Bedroom, 2.00 Bathroom, 1,105 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

A rare find! This Bowness half-duplex is stunningly renovated, including the illegal basement suite! Every inch of this home has gone from ordinary to extraordinary, starting with the front mud area, complete with plenty of space and a large mud closet. The entryway opens to a spacious and elegant main floor, where upscale design choices include luxury vinyl plank flooring and a sleek monochromatic palette. Everything is new, including the doors, windows and lighting. In the living area, a big picture window floods the space with natural light from the east, and an electric fireplace in a statement surround is both cozy and a conversation piece. The kitchen is pristine in textured finish, with full-height cabinets and black subway tile backsplashes. Speckled quartz countertops bring the aesthetic together with stainless appliances and dark hardware. The adjacent dining area is perfectly positioned for mealtimes with friends and family. An extensive primary and two generous secondary bedrooms have plenty of closet space down the hall. A tranquil main bathroom echoes the stylish finishes in the kitchen to create a spa-like atmosphere that invites you to relax in the soaker tub. The laundry closet has a brand-new washer and dryer to complete this level. Step down into the illegal basement suite from the separate side entrance, which is just as impressive as the upper level. A vast open living and dining room greets you; the ceilings are wonderfully high. Great lighting makes this space feel bright and



airy, and a gorgeous kitchen could almost make you forget this is a lower suite. Two big bedrooms and a beautifully appointed bathroom will wow potential renters, and there is also separate laundry here. Outside, the yard is incredibly low maintenance. There is ample parking including the detached double garage and plenty of street parking, which is an ideal setup for a suited property. Bowness is a popular community with parks and located steps from the river. Several area playgrounds and recreation options include the Bowness Community Association. There are several shops and services and Proximity to major routes means getting around Calgary is easy. See this one today!

Built in 1976

Essential Information

MLS® #	A2109754
Price	\$575,000
Sold Price	\$625,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,105
Acres	0.07
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	4614 81 Street NW
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3B2P6

Amenities

Parking Spaces 6

Parking Double Garage Detached

Interior

Interior Features Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows

Appliances Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating Standard, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Blower Fan, Decorative, Electric, Living Room

Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Lighting, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed February 23rd, 2024

Date Sold March 5th, 2024

Days on Market 11

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office Greater Property Group

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