

\$549,000 - 4607 81 Street Nw, Calgary

MLS® #A2113855

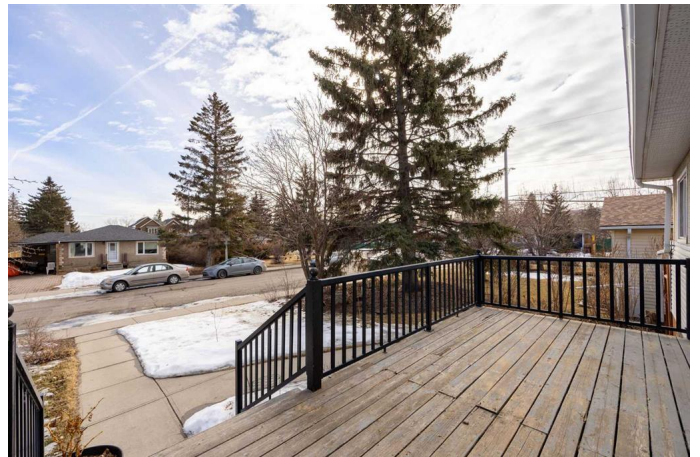
\$549,000

4 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Welcome to this charming raised bungalow in the heart of Bowness. Step inside to discover an updated kitchen with river rock backsplash and an inviting open concept layout. The entire main floor is adorned with updated vinyl plank flooring, exuding warmth and comfort throughout. Flexibility is key in this home, with the primary bedroom cleverly crafted from two bedrooms, offering the option to easily convert it back to three bedrooms upstairs. The updated primary features a separate sitting area, ship-lathe ceilings and a barn board feature wall, adding unique charm and character to the space. With a total of four bedrooms and two bathrooms, there's already ample space for families to grow or for savvy investors to capitalize on potential rental income. Nestled on a generous 50x123ft RC-2 lot with west-facing backyard, this property boasts a 26x24 heated double garage and a sprawling concrete parking area, ensuring plenty of room for all your vehicles. Step outside to enjoy the beautiful outdoor spaces, including a large front deck and a rear stone patio area covered by a retractable awning. Whether you're unwinding after a long day or hosting gatherings with friends and family, these outdoor retreats provide the perfect backdrop. The basement features large windows, offering the potential for a secondary suite or additional living space. A free-standing gas fireplace in the rec room adds a cozy ambiance, ideal for relaxation or entertaining. Located in the peaceful community of



Bowness, this home offers a serene retreat while still being conveniently close to amenities and transportation routes. Whether you're seeking an excellent family home or a lucrative revenue property, this home presents great value and endless possibilities. Don't miss out on this exceptional opportunity to invest in your future!

Built in 1953

Essential Information

MLS® #	A2113855
Price	\$549,000
Sold Price	\$631,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	920
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4607 81 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2P5

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Paved, See Remarks

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s)
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	March 18th, 2024
Date Sold	March 18th, 2024
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.