

# \$600,000 - 4635 81 Street Nw, Calgary

MLS® #A2123270

**\$600,000**

3 Bedroom, 1.00 Bathroom, 758 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Perched on a peaceful street, this large 50x123ft R-C2 lot showcases an absolute dream location with a sprawling west back yard that is drenched in afternoon and evening sun. This coveted block on 81st street has virtually no through traffic with a T-intersection to the south and a four way stop to the north, which mitigates through traffic for a carefree, relaxing environment. The home itself is extremely vibrant and updated to include a newer 30 year shingle roof (2015), hot water tank (2016), newer vinyl windows, luxury vinyl plank flooring, stainless steel appliances, knockdown ceilings, pot lights and more. The bright main living area is drenched with natural light through a large picture window, and flows seamlessly into your large kitchen, with ample storage space, a breakfast bar, and stainless steel appliances. From the kitchen, step outside your sliding patio door onto your expansive deck to entertain and relax in your massive west facing backyard – Perfect for playing with your family or pets, gardening, and entertaining. The primary bedroom is spacious and features a large closet with double hang closet organizers. The main floor is completed with an good sized additional bedroom, and a four piece bathroom. Downstairs features a separate exterior entryway, and gives access to an additional bedroom, recreational room, storage, and laundry room. This great home features a 14'x30' oversized single garage with room for a vehicle and workspace. Enjoy this



spectacular location by walking to Bowness Park, the Bow River Pathways, Belvedere Parkway Elementary School, and more. This home affords wonderful access to some of Calgary’s greatest amenities including Winsport, West Calgary Farmer’s Market, and easy access to the mountains and a quick commute downtown. This incredible location on a quiet street with a west backyard is hard to beat.

Built in 1953

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2123270    |
| Price          | \$600,000   |
| Sold Price     | \$651,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 758         |
| Acres          | 0.14        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4635 81 Street NW |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 2P5           |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 5                                |
| Parking        | Driveway, Single Garage Detached |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Pantry, Recessed Lighting, Vinyl Windows            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Separate/Exterior Entry, Finished, Full                                               |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Wood Frame                                                     |
| Foundation        | Block                                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2024 |
| Date Sold      | April 17th, 2024 |
| Days on Market | 1                |
| Zoning         | R-C2             |
| HOA Fees       | 0.00             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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