

\$795,000 - 4627 82 Street NW, Calgary

MLS® #A2131263

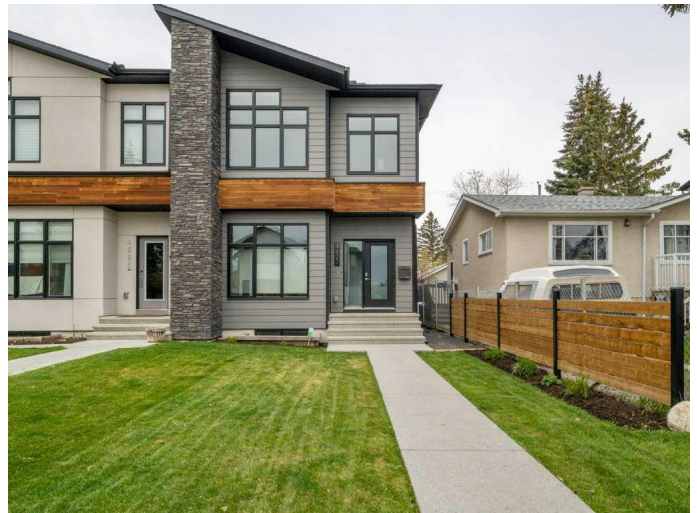
\$795,000

4 Bedroom, 4.00 Bathroom, 1,812 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

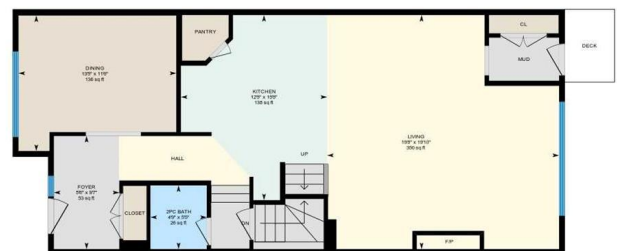
Welcome to 4627 82 St NW located just three blocks from Belvedere Parkway Elementary, Bowness High School and Bowness Park—which is popular in the summer for picnics and boating, and in winter for ice skating on the lagoon and canal. Only minutes to major highways, the NW Farmer's Market and a quick ten-minute commute to downtown.

This immaculate freshly painted two story home with wood flooring on both levels and 9' ceilings boasts a separate dining room off the bright and open main foyer, which could also be used as an office or den, roomy chef's kitchen with gas stove, stainless steel appliances, a new meile dishwasher, quartz countertops beautifying a generous island, a separate eating area and storage galore. Off the kitchen warm yourself in front of the gas fireplace in the bright open family room with built-in shelving and storage with views through the oversized window to the patio awaiting you in the enclosed backyard. Upstairs, a spacious primary sanctuary containing a luxurious 5-piece ensuite featuring dual sinks, a large tiled shower, a soaker tub, and a substantial walk-in closet with built-ins awaits. Two good sized bedrooms, another full bathroom, a built-in computer work station and a laundry room with extra storage and sink for added convenience also complement this floor. The fully developed basement, with new flooring



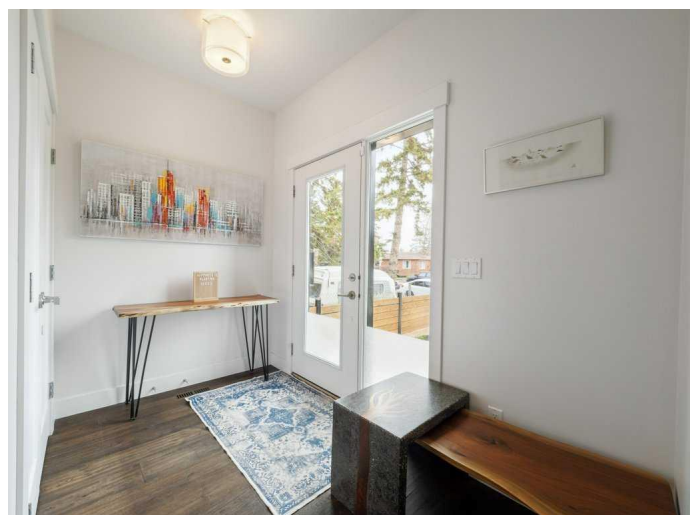
4627 82 St NW, Calgary, AB

Main Floor Exterior Area 940.96 sq ft
Interior Area 883.35 sq ft



PREPARED: 2024/05/09

White regions are excluded from total floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



installed in 2022, offers additional living space with a large recreation area boasting a built-in wet bar with bar fridge and microwave, a good-sized fourth bedroom, a 4-piece bathroom, and separate room with built-in storage. This home is equipped with modern amenities to enhance your lifestyle, including air conditioning, a furnace air filter with new ultra-violet bulb installed in 2023, and double detached garage with lane access. This residence has been carefully cared for. Don't miss your opportunity to own this ready-to-move-in home and call your Favourite REALTOR® today!

Built in 2014

Essential Information

MLS® #	A2131263
Price	\$795,000
Sold Price	\$795,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,812
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4627 82 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2P8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	No Smoking Home
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 11th, 2024
Date Sold	May 18th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
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