

\$699,900 - 4608 70 Street Nw, Calgary

MLS® #A2141276

\$699,900

4 Bedroom, 3.00 Bathroom, 944 sqft

Residential on 0.01 Acres

Bowness, Calgary, Alberta

>> One of the most AFFORDABLE Legally Suited Homes in the Market << This exquisitely RENOVATED detached home with LEGAL suite is a fantastic opportunity for any buyer or those seeking a mortgage helper! Plus maximize your investment with future development potential, the lot is over 5,690 SQ FEET, large enough to build a second property and create a four-plex (subject to City approval). Perfect starter home for new buyers to live upstairs while having passive income from the legalized suite, ask us for the rental calculations. Over 1719 total sq feet in this home, it features a modern and clean design, open concept layout, a separate entrance to both floors, luxury LVP throughout and individual laundry facilities. This home offers a total of 4 bedrooms & 2.5 bathrooms (2 bedrooms & 1 bathroom in the walk-out basement). The spacious main level is finished with a trendy feature wall that adds a touch of style to the living area. Tons of upgrades including all new appliances, recently upgraded furnace, new fascia, soffits and gutters, new fence & railings. Most of the home has been outfitted with new windows creating a bright and airy interior, this home is move in ready and sure to appeal to growing families or those looking for a mortgage supporter. Perfectly positioned in the heart of the historical & charming Bowness, steps from a local playground, a short commute to downtown & a quick drive to the mountains. The street is undergoing transformation with



brand new construction homes a few doors down. The property sits on a massive lot, with tons of space for outdoor activities and includes an oversized double garage along with an additional parking pad which can easily accommodate multiple vehicles or an RV. Donâ€™t miss out on this prime opportunity!

Built in 1951

Essential Information

MLS® #	A2141276
Price	\$699,900
Sold Price	\$697,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	944
Acres	0.01
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4608 70 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2K6

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Other, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 28th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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