

\$925,000 - 4606 82 Street Nw, Calgary

MLS® #A2148206

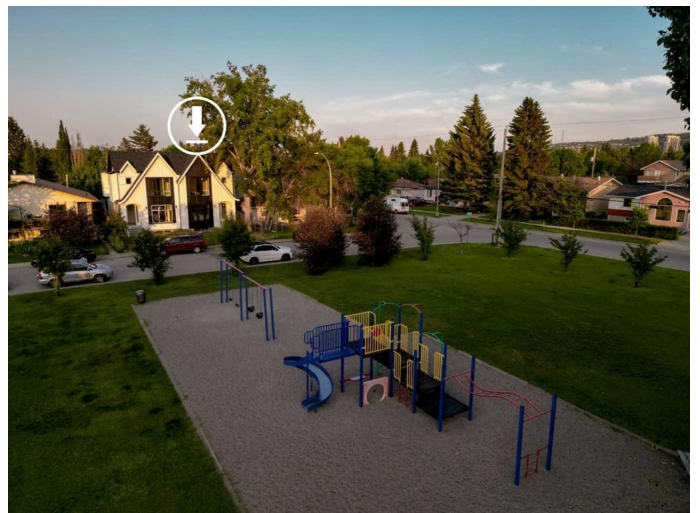
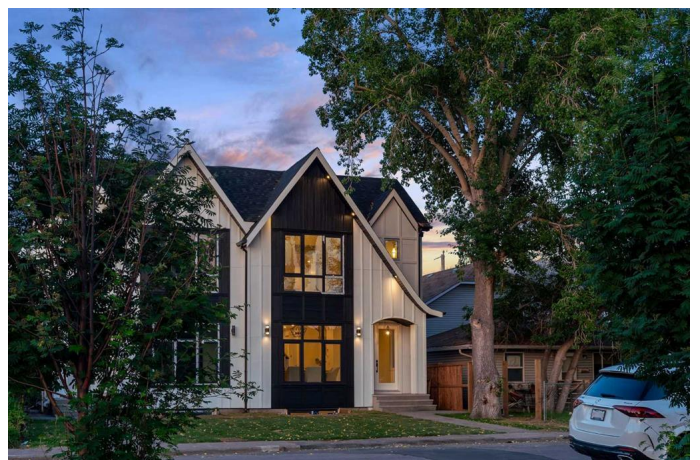
\$925,000

5 Bedroom, 4.00 Bathroom, 2,062 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

QUICK POSSESSION | 2 BEDROOM
SEPARATE ENTRANCE LEGAL BASEMENT
SUITE | FACING GREEN SPACE & PARK |
OVER 2,900 SQFT OF LIVING SPACE |
UPPER-LEVEL BONUS | DOUBLE
DETACHED GARAGE | 5 BEDROOM & 3.5
BATHROOMS | Welcome to 4606 82 Street
NW, an exquisite residence nestled in the
heart of Calgary's most upcoming community
of Bowness. This brand-new, rare and
uniquely designed 2-storey home draws
inspiration from modernity and elegance,
boasting unparalleled luxury. This residence
spans over 2,900 square feet of thoughtfully
designed living space. As you step inside, you
are greeted by a meticulously planned open
floor layout that seamlessly integrates modern
elegance with functional living. Upon entry, the
main level features a welcoming full-sized
dining room leading to a fully equipped
gourmet kitchen adorned with a Frigidaire
Professional appliance package, a
10-foot-long island, under-cabinet LED
lighting, and a spacious family living room. A
rear mudroom door beckons you to an outdoor
deck and backyard oasis, setting the stage for
all your family entertainment needs. Luxury is
defined on all three floors, with upgraded MDF
detailing, a two-tone kitchen, a glass staircase
railing, a luxurious lighting package with
premium built-in finishes and more... The
second level hosts a bonus room, a master
bedroom vaulted ceiling retreat with a 5-piece
ensuite bathroom, a stand-alone tub, his and



hers sinks, a custom shower, and a walk-in closet. Two additional bedrooms with a 4-piece bathroom and a laundry room with added convenience complete the second floor. The Legalized 2-bedroom basement suite is a cozy retreat covered in premium upgraded luxury vinly flooring, a living room, a full-size floor-to-ceiling kitchen with a stainless steel appliance package, a 4-piece bathroom, and two great-sized bedrooms. 4606 82 Street NW is more than a home; it's a masterpiece of design and craftsmanship, offering a rare blend of sophistication and comfort in one of Calgary's most sought-after neighbourhoods. Welcome to a lifestyle of luxury and distinction. This home is conveniently located just a 10 to 15 minute drive to downtown, Bow River walking paths, and a short walk to Bowness Park. Close to the University of Calgary, two hospitals, the new Baker Centre, the new Superstore, Greenwich Farmers Market, and Trinity Hills box stores are only a few blocks away, with easy access west to the mountains.

Built in 2024

Essential Information

MLS® #	A2148206
Price	\$925,000
Sold Price	\$905,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,062
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4606 82 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2P7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Lighting, Playground, Private Yard
Lot Description	Back Yard, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2024
Date Sold	July 31st, 2024
Days on Market	21
Zoning	RC-2
HOA Fees	0.00

Listing Details

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