

# \$929,000 - 4608 82 Street Nw, Calgary

MLS® #A2159695

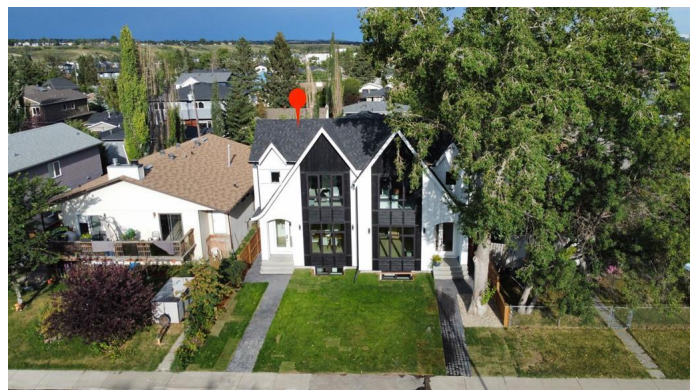
**\$929,000**

5 Bedroom, 4.00 Bathroom, 2,052 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to this spacious and modern Duplex with a LEGAL Basement Suite and with the views . This beautifully designed property offers the perfect blend of comfort, functionality, and income potential. This brand-new, rare and uniquely designed 2-storey home draws inspiration from modernity and elegance, boasting unparalleled luxury. As you enter 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 full-sized dining room leading to a fully equipped gourmet kitchen with a high end appliance package, under-cabinet LED lighting, and a spacious family living room. A rear mudroom door takes you to an outdoor deck and backyard , 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 vinyl 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. 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.\* DON'T MISS IT\*

Built in 2024

**Essential Information**

MLS® #	A2159695
Price	\$929,000
Sold Price	\$905,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,052
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

**Community Information**

Address	4608 82 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3B 2P7

## Amenities

Parking Spaces 2  
Parking Double Garage Detached, Alley Access

## Interior

Interior Features See Remarks  
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 Finished, Full, Separate/Exterior Entry, Suite

## Exterior

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

## Additional Information

Date Listed August 29th, 2024  
Date Sold October 7th, 2024  
Days on Market 39  
Zoning RC-2  
HOA Fees 0.00

## Listing Details

Listing Office URBAN-REALTY.ca

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