$858,888 - 4638 80 Street Nw, Calgary

MLS® #A2169069

## $858,888

4 Bedroom, 4.00 Bathroom, 2,007 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to this meticulously maintained semi-detached home in the desirable community of Bowness, offering a total of 2,884 square feet of beautifully designed living space. This property is a true gem, featuring top-tier upgrades, modern finishes, and a prime location close to schools, parks, and local amenities. The main floor boasts an airy, open-concept layout, with 10' ceilings and rich hardwood flooring throughout. The spacious living room is anchored by a stylish gas fireplace, perfect for cozy evenings. At the heart of the home is the gourmet central kitchen, which is equipped with a sleek gas cooktop, built-in oven and microwave, hood fan, and custom cabinetry, making it ideal for cooking enthusiasts and entertaining guests. Upstairs, youâ€™ll find three generously sized bedrooms, each filled with natural light. The primary suite is a true retreat, complete with a spa-like 5-piece ensuite featuring dual vanities, a deep soaker tub, a separate glass-enclosed shower, as well a walk-in closet with custom built-ins. The upper floor also includes a thoughtfully designed laundry room and 9' ceilings for a bright and spacious feel. The fully finished basement provides additional large living space featuring a wet bar with beverage fridge. A large 4th bedrooms and full bathroom, as well as an abundance of storage complete this space. Outside, the backyard has been transformed into a low-maintenance oasis with artificial turf, ideal for year-round enjoyment without the upkeep. The double
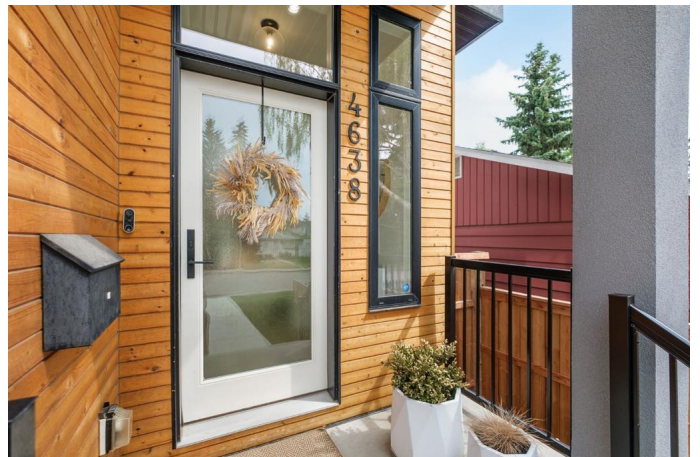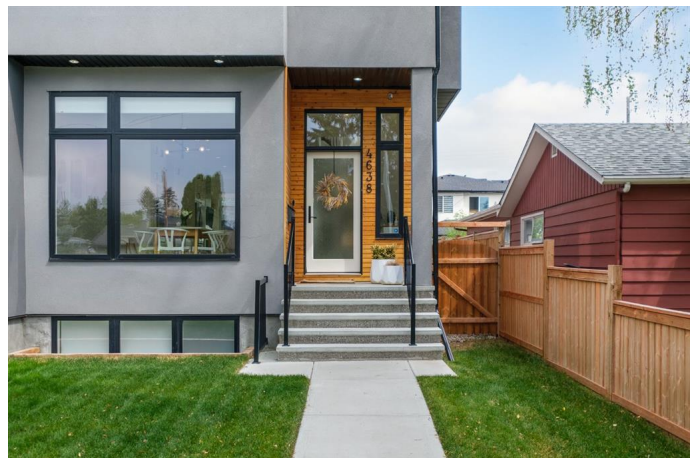
detached insulated garage offers plenty of space for vehicles and storage. This home is ideally situated just minutes from several top-rated schools, making it perfect for families. Bowness Park, one of Calgaryâ€™s most beloved green spaces, is within walking distance, offering year-round activities such as boating, skating, and picnic areas. Enjoy quick access to local shops, cafes, and major roads, while the nearby Bow River pathways provide endless opportunities for outdoor recreation.

Built in 2019

Essential Information

MLS® #	A2169069
Price	$858,888
Sold Price	$830,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,007
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4638 80 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2P3

Amenities

Parking Spaces	2

Parking	Double Garage Detached, Insulated, Alley Access

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	October 17th, 2024
Days on Market	20
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Charles