

\$579,999 - 4632 85 Street Nw, Calgary

MLS® #A2172361

\$579,999

4 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Experience the charm of the highly sought-after Bowness community! Situated on a generous 50-FOOT WIDE LOT, this property has been re-zoned to RC-G, presenting an incredible INVESTMENT OPPORTUNITY. The well-maintained bungalow offers an OPEN-CONCEPT floor plan, perfect for entertaining. It features four spacious bedrooms, two full bathrooms, and stylish laminate flooring throughout.

Latest UPDATES include new basement windows installed in recent years, and the attic was re-insulated and air-sealed in 2022, enhancing the home's energy efficiency. A DETACHED DOUBLE GARAGE adds convenience and ample storage space. The large windows throughout the home provide an abundance of natural light, creating a bright and welcoming atmosphere.

Move-in ready, this home is ideally located within walking distance of multiple schools and just a short 5 minute stroll to the river, restaurants, pubs, coffee shops, and more. Don't miss out—book your showing today!



Built in 1959

Essential Information

MLS® # A2172361

Price \$579,999

Sold Price \$580,000

Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4632 85 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2R7

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad

Interior

Interior Features	Bar
Appliances	Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2024
Date Sold	October 24th, 2024
Days on Market	9
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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