

\$499,000 - 4624 81 Street Nw, Calgary

MLS® #A2177095

\$499,000

5 Bedroom, 2.00 Bathroom, 1,111 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to your dream home or next investment property! This spacious half duplex, located in the vibrant and ever-popular neighborhood of Bowness, Calgary, is perfect for families or investors seeking rental income potential. Nestled in a community known for its unique charm, friendly atmosphere, and access to nature, this property offers an ideal balance of city living and outdoor adventures.

****Main Floor Highlights:****

The upper level boasts three well-appointed bedrooms, each with beautiful wood-accented walls, adding warmth and character to the home. Gather around the cozy fireplace in the living room—a perfect space to unwind or entertain. The walk-in kitchen is a chef's delight, offering ample counter space and storage to make meal prep a breeze. A conveniently located upstairs laundry room and a stylishly updated 4-piece bathroom complete this level. Recent updates include carpets and flooring throughout, enhancing the fresh, modern feel of the space. Shingles on the roof were also replaced in 2012.

****Lower-Level Illegal Suite:****

The fully developed basement has its own separate entrance, featuring an illegal suite that makes this property an attractive opportunity for rental income. This space includes two additional bedrooms, a 3pc bathroom, and a kitchen with a large island, perfect for family meals or entertaining guests.



The suite also has its own laundry facilities, adding to its self-sufficiency and appeal for tenants.

****Community and Lifestyle:****

Located close to the Bow River and Bowness Park, this duplex offers quick access to outdoor recreation, from river walks to picnics and playgrounds. Bowness is a sought-after neighborhood, celebrated for its community feel, green spaces, and easy access to schools, shopping, and dining.

Whether you're looking for a family home with space to grow or an income-generating property, this half duplex in Bowness has it all! Donâ€™t miss your chance to own in one of Calgaryâ€™s most desirable areas.

Built in 1979

Essential Information

MLS® #	A2177095
Price	\$499,000
Sold Price	\$530,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,111
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	4624 81 Street Nw
Subdivision	Bowness
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3B 2P6

Amenities

Parking	None
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Interior

Interior Features	Kitchen Island, Natural Woodwork, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s)
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 7th, 2024
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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