

# \$775,000 - 4601 80 Street Nw, Calgary

MLS® #A2218520

**\$775,000**

4 Bedroom, 4.00 Bathroom, 1,800 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Custom built, this home offers a blend of style and functionality. The main floor flows seamlessly from a versatile flex space with a cozy fireplace to an open-concept kitchen, dining room, and family room. The kitchen features maple cabinetry, a custom hood fan, pantry and abundant counter space. French doors lead to the sun drenched, low maintenance back yard. Solid oak hardwood flooring runs through the main floor.

Custom-built staircase leads to the upper floor.

Upstairs, the primary suite boasts a 5-piece ensuite and a spacious walk-in closet. Two additional bedrooms provide ample space for family or guests. Skylights create a sundrenched, airy space. The fully finished basement offers a 4th bedroom, family room, 3-piece bath and storage. This solidly built home is Located on a corner lot with double detached garage and parking for 2 extra vehicles. This quiet location is steps to a playground, Bowness Park and the river pathway system. Explore nature and take your dog off leash in Bowmont Park. Enjoy easy access to nearby amenities, including the new farmer's market, Trinity Hills, Superstore, and schools. Let's not forget main street Bowness with coffee shops, Bow Cycle, Mikey's and so much more! Easy access to the mountains and all quadrants of the city!

Built in 2006

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2218520               |
| Price          | \$775,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,800                  |
| Acres          | 0.07                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4601 80 Street Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 2P2           |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Skylight(s), Soaking Tub |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                       |
| Heating           | Forced Air                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                                                           |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                          |
| Lot Description   | Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Rectangular Lot |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Stucco, Wood Frame                                                    |
| Foundation        | Poured Concrete                                                       |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 3             |
| Zoning         | R-CG          |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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