

4616 80 Street NW
Calgary, Alberta

MLS # A2218309

\$879,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,851 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance		
Inclusions:	Smart home features		

OPEN HOUSE SAT MAY 10th 11-1pmOne of the best semi detached you will find! This upgraded and beautifully landscaped semi-detached home in vibrant Bowness offers over 2,500 sq ft of developed living space and a layout that feels noticeably wider than most semi-detached homes. From the moment you walk in, you'll appreciate the bright, open layout, modern design, and thoughtful finishes throughout. The low-maintenance landscaping in both the front and back adds tranquility and curb appeal. Upstairs, you'll find 3 generous bedrooms including a luxurious primary suite with balcony views of COP, and a bonus flex/office space. The SEPARATE SIDE ENTRANCE to the high ceiling lower level creates ideal potential for multi-generational future development, with a 4th bedroom, large rec area, gas fireplace, and wet bar. WHAT SETS US APART? Bright & airy main floor with flex room, fireplace, and deck access &mdot; Chef's kitchen with large island, quartz counters, pantry & under-cabinet lighting &mdot; Smart home features (keyless locks, video doorbell, thermostat, CO/smoke detector – all app-controlled, no subscription) &mdot; Huge upper-level primary with walk-in closet, 5-pc ensuite, jetted tub & balcony &mdot; Custom built-ins and storage throughout &mdot; Upper-level office/lounge with built-in desk & shelving &mdot; High-efficiency furnace (serviced 2025), A/C, radon mitigation system & central vac &mdot; Fully developed basement with high ceilings, gas fireplace, rec room, 4th bed & bath &mdot; Private side entrance to basement – ideal for extended family or suite potential &mdot; Gorgeous professional landscaping front & back – drought-tolerant, low maintenance &mdot; Sunny west-facing flagstone front patio &mdot; Backyard deck with pergola, canopy & LED lighting &mdot;

Natural gas BBQ hookup & middot; Double detached garage & ndash; EV ready, extra lighting, premium floor & middot; Bonus storage shed & middot; Multiple sunny outdoor spaces for morning & afternoon light & middot; One of Bowness’ quietest streets & ndash; 1 block long with no through-traffic & middot; Just 3.5 blocks to Bow River pathways, 3-min drive to Bowness Park & middot; Quick access to Hwy 1 & Stoney for easy mountain getaways & middot; Minutes to Calgary Farmers’ Market, Winsport/COP, and local favourites like Monki, Analog, Leopold’s, and Bow Cycle & middot; Close to grocery stores, Trinity Hills shopping & Bowness Main Street