

# \$879,900 - 4616 80 Street Nw, Calgary

MLS® #A2218309

**\$879,900**

4 Bedroom, 4.00 Bathroom, 1,851 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

\*\*\*OPEN HOUSE SAT MAY 10th

11-1pm\*\*\*.....One 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 Â· Chefâ€™s kitchen with large island, quartz counters, pantry & under-cabinet lighting Â· Smart home features (keyless locks, video doorbell, thermostat, CO/smoke detector â€” all app-controlled, no subscription) Â· Huge upper-level primary with walk-in closet, 5-pc ensuite, jetted tub & balcony Â· Custom built-ins and storage throughout Â· Upper-level office/lounge with built-in desk & shelving Â· High-efficiency furnace (serviced 2025), A/C, radon mitigation system & central vac Â· Fully developed basement with high ceilings, gas



fireplace, rec room, 4th bed & bath Â· Private side entrance to basement â€“ ideal for extended family or suite potential Â· Gorgeous professional landscaping front & back â€“ drought-tolerant, low maintenance Â· Sunny west-facing flagstone front patio Â· Backyard deck with pergola, canopy & LED lighting Â· Natural gas BBQ hookup Â· Double detached garage â€“ EV ready, extra lighting, premium floor Â· Bonus storage shed Â· Multiple sunny outdoor spaces for morning & afternoon light Â· One of Bownessâ€™ quietest streets â€“ 1 block long with no through-traffic Â· Just 3.5 blocks to Bow River pathways, 3-min drive to Bowness Park Â· Quick access to Hwy 1 & Stoney for easy mountain getaways Â· Minutes to Calgary Farmersâ€™ Market, Winsport/COP, and local favourites like Monki, Analog, Leopoldâ€™s, and Bow Cycle Â· Close to grocery stores, Trinity Hills shopping & Bowness Main Street

Built in 2013

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2218309               |
| Price          | \$879,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,851                  |
| Acres          | 0.07                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|         |                   |
|---------|-------------------|
| Address | 4616 80 Street Nw |
|---------|-------------------|

|             |         |
|-------------|---------|
| Subdivision | Bowness |
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3B 2P3 |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                                                                                    |
| Fireplaces        | Gas                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                                       |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                   |
| Construction      | Cedar, Stucco, Wood Frame                                                                         |
| Foundation        | Poured Concrete                                                                                   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 2             |
| Zoning         | R-CG          |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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