# \$649,000 - 4631 81 Street Nw, Calgary

MLS® #A2220228

# \$649,000

5 Bedroom, 2.00 Bathroom, 1,203 sqft Residential on 0.14 Acres

Bowness, Calgary, Alberta

Charming Family Home on a Massive R-CG Lot â€" Endless Possibilities!

Step into this adorable and spacious residence set on an expansive over 6,000 sq. ft. R-CG lot, offering incredible potential to make this home truly your own. The inviting main floor welcomes you with gleaming HARDWOOD floors, a tasteful tiled entryway, and a stunning heated sunroom that opens onto a large covered patioâ€"perfect for year-round entertaining and relaxation.

Featuring three well-sized bedrooms on the main floor, the stylish 4-piece bathroom boasts a tile surround tub/shower, Corian countertops, and elegant Oak cabinetry. The fully finished basement adds two additional bedrooms and a beautifully renovated bathroom with a tile-surrounded shower, spacious vanity, and chic tile flooring.

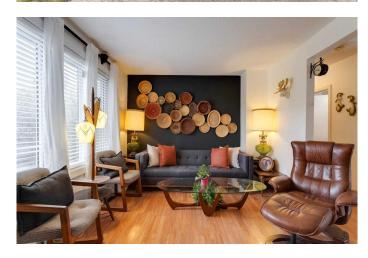
Outside, the enormous backyard is an absolute showstopper, complete with a storage shed and ample space for an added garage or custom developmentâ€"imagine the possibilities!

\*\*BONUSES:\*\* Brand new hot water tank (2025) and updated furnace main panel (2022) offer peace of mind for years to come.

Perfectly located just two blocks from Bowness High School, 2.5 blocks to the scenic Bow







River Pathway, and close to shopping, public transportation, and all the amenities you need.

This home is a rare gem for families or investors looking for space, style, and versatility â€" don't let it slip away!

Built in 1954

## **Essential Information**

MLS® # A2220228 Price \$649,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 1,203 Acres 0.14 Year Built 1954

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 4631 81 Street Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B 2P5

## **Amenities**

Parking Spaces 2

Parking Parking Pad

## Interior

Interior Features No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Oven-Built-In, Range

Hood, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed May 17th, 2025

Days on Market 16

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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