

\$884,000 - 4635 82 Street Nw, Calgary

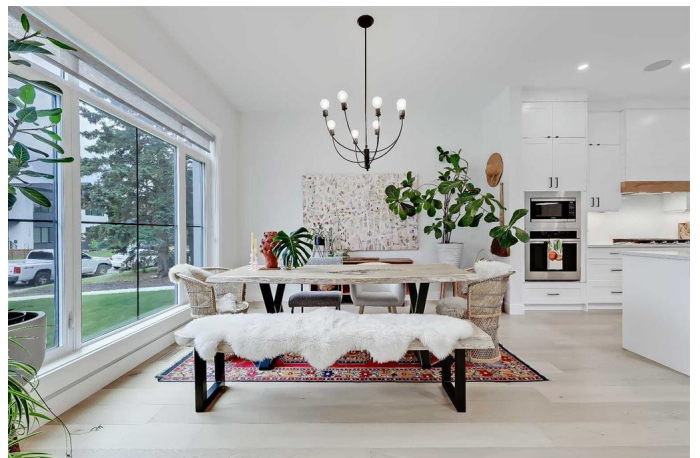
MLS® #A2207704

\$884,000

5 Bedroom, 4.00 Bathroom, 1,911 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

This semi-detached infill in BOWNESS will captivate you with its well thought-out layout and premium finishes, as well as its ideal inner-city location. This contemporary yet elegant home shows off w/ 10-ft painted ceilings on the main level, an upgraded kitchen, hardwood flooring on the main floor, expansive windows, and a 2-BED LEGAL LOWER SUITE. Located w/in walking distance to the Bow River and Bowness Park and a direct shot to downtown for an easy commute, this is the perfect home for families and professionals! At the front of the home, the bright formal dining room provides a view of the front yard and tons of space for a full-sized table, flowing seamlessly into the stunning kitchen upgraded w/ quartz countertops, custom shaker cabinetry w/under cabinet lighting, tons of lower drawers, and a beautiful herringbone tile backsplash. The oversized central island w/ bar seating and a-basin under-mount black granite sink w/ garburator make entertaining a breeze, along w/ the coffee station w/ a beverage fridge and shiplap wall. This stunning kitchen has a premium stainless steel appliance package, including a gas cooktop, custom hood fan, built-in wall oven and microwave, and dishwasher. The spacious living room features large West-facing windows overlooking the backyard and w/ an inset gas fireplace w/ white brick surround, mantle, feature wall, and display shelving. Discreetly tucked behind the main living area, a tiled mudroom offers a perfect



entry space from the double detached garage w/ custom built-in storage and a bench, w/ access to the elegant powder room. Upstairs NEWLY INSTALLED CARPET helps showcase this space with two secondary bedrooms w/ built-in closets, a main 5-pc bath w/ dual vanity and fully tiled tub/shower combo, and a large laundry room. The beautiful primary suite features a vaulted ceiling, a large walk-in closet w/ built-in shelving and a bright window, and a luxurious 5-pc ensuite. The ensuite features tile floors, a glass shower w/ full-height surround, a free-standing tub, a modern vanity, dual under-mount sinks, and a separate water closet. An added benefit to this home is the 2-bed lower legal suite w/ a separate entrance w/ foyer, 9-ft ceilings, separate laundry, two good-sized bedrooms, and a main 4-pc bathroom w/ modern vanity w/ lots of storage and a fully tiled tub/shower combo. The central kitchen and living room space is eye-catching w/ two-tone cabinetry, tile backsplash, matte black hardware, and finished w/ a stainless-steel appliance package. This is an excellent space to use for extended family or as a legal rental property for a mortgage helper – previously rented fully furnished for \$2100 a month! Other highlights of this already incredible home include dual furnaces, tankless hot water, ceiling speakers w/ three zones, rough-ins for central vacuum and a kick pan in the kitchen, and all window coverings included! All you have to do is move in!

Built in 2021

Essential Information

MLS® #	A2207704
Price	\$884,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,911
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	4635 82 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2P8

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked, Window Coverings, Oven-Built-In
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2025
Days on Market	1
Zoning	R-C2

Listing Details

Listing Office	RE/MAX House of Real Estate
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