

# \$799,000 - 4601 80 Street Nw, Calgary

MLS® #A2205758

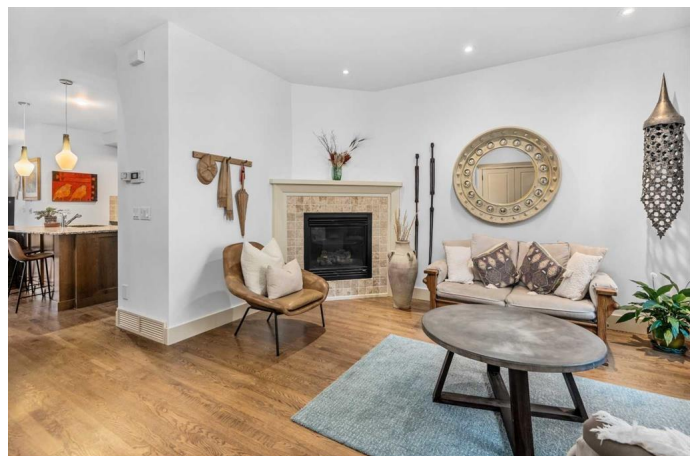
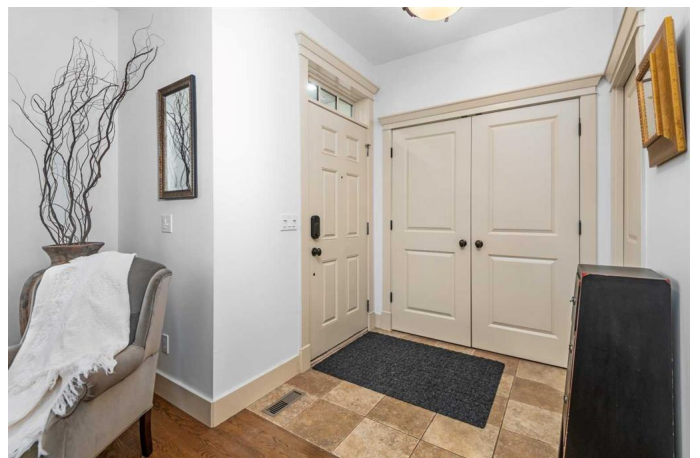
**\$799,000**

4 Bedroom, 4.00 Bathroom, 1,800 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

You will love this elegant home on a quiet street walking distance to schools and great parks. Custom built, the main floor opens into a flex space with fireplace, perfect as a family room or formal living area. This leads to an open-concept kitchen, dining room, and family room. French doors lead to a private, low-maintenance SW backyard. There is also a separate back entrance with closet space. The kitchen boasts maple cabinetry and a custom hood fan, with a corner pantry for added storage. There is plentiful counter space and four burner gas stove. The dining room and family room are spacious and great for entertaining. Oak hardwood flooring runs through the main floor. Custom-built staircase leads to the upper floor. A primary suite features vaulted ceilings and a charming window seat that overlooks the garden. There is a luxurious 5-piece ensuite with dual sinks, deep soaker tub, separate shower, and custom cabinets. You will love the large, walk in closet. There are two additional well-sized secondary bedrooms with window seats and large closets on this level. Skylights add extra light to this floor. The fully finished basement offers a 4th bedroom, a family room, and 3-piece bath. A large storage closet and under stair space adds more storage. The double detached garage with parking pad allows parking for 4 vehicles. There is also plenty of street parking. Enjoy the convenience of nearby amenities, including the new NW farmer's market and the new Superstore.



There are great schools within walking distance and a playground is just down the street!

Built in 2006

### **Essential Information**

MLS® #	A2205758
Price	\$799,000
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	March 28th, 2025
Days on Market	30
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.