

4633 82 Street NW  
Calgary, Alberta

MLS # A2284138



**\$849,900**

<b>Division:</b>	Bowness	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,916 sq.ft.	<b>Age:</b> 2020 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Faces Rear	
<b>Lot Size:</b>	0.07 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot	

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Basement Suite: Fridge, stove, dishwasher, microwave hoodfan, washer, dryer		

Welcome to this beautiful 2021-built two-storey home in the heart of Bowness, a community known for its small-town charm within the big city. Ideally located near Bowness Road's shops, restaurants, amenities, Bowness Park, the Bow River and major routes, this home blends lifestyle and convenience effortlessly. Set on a deep, west-facing lot, the property features a rear patio, generous backyard, and a detached double garage. Inside, the main floor impresses with 10' ceilings, upgraded lighting, a stunning kitchen with large island and dual floor-to-ceiling pantries, front dining area, and a cozy living room with fireplace overlooking the yard. A tiled mudroom/boot room with built-ins adds everyday function. Upstairs offers three bedrooms, including a vaulted primary retreat with walk-in closet and elegant 5-piece ensuite, plus upper laundry with sink. Large windows throughout especially south-facing stairwell windows flood the home with natural light all day long. The lower level features a legal two-bedroom suite with separate entrance, full kitchen, and laundry; an excellent additional income opportunity that has never struggled to rent. All of this in the mid-\$800s. If you're ready to call yourself a Bownessian, book your showing today.