

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

MLS® #A2205758

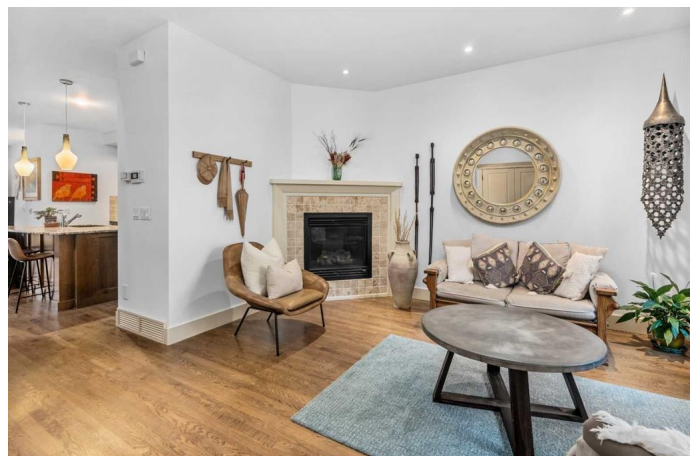
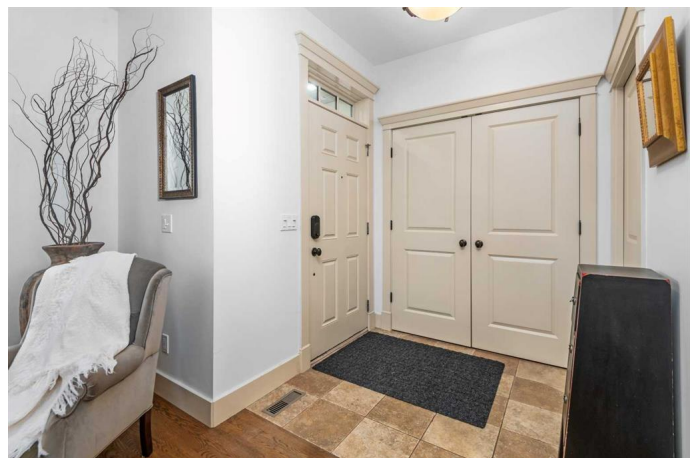
**\$799,000**

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 | 32               |
| Zoning         | R-CG             |

## Listing Details

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

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