

# \$649,999 - 4636 80 Street Nw, Calgary

MLS® #A2232729

## \$649,999

3 Bedroom, 2.00 Bathroom, 1,366 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Discover the potential of this spacious bungalow situated on a desirable 50' x 120' lot, ideally located on the quiet and charming 80th Street in Bowness. Whether you're looking for a renovation project or considering redevelopment, this property offers incredible potential with its R-CG zoning, allowing for a variety of future possibilities. The home features a spacious floor plan, large backyard, perfect for outdoor living, a single detached garage, and an additional front parking pad for convenience. Enjoy being within walking distance to local schools, Bowness Park, and all the amenities that make Bowness one of Calgary's most sought-after established communities.

Built in 1973

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232729    |
| Price          | \$649,999   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,366       |
| Acres          | 0.14        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4636 80 Street Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B2P3            |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Built-in Features, Separate Entrance                                     |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 2                                                                        |
| Fireplaces        | Wood Burning                                                             |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Lane, Front Yard, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                               |
| Construction      | Wood Frame, Wood Siding                       |
| Foundation        | Block                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 47              |
| Zoning         | R-CG            |

### Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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