

\$879,900 - 4616 80 Street Nw, Calgary

MLS® #A2218309

\$879,900

4 Bedroom, 4.00 Bathroom, 1,851 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

***OPEN HOUSE SAT MAY 10th

11-1pm***.....One of the best semi detached you will find! This upgraded and beautifully landscaped semi-detached home in vibrant Bowness offers over 2,500 sq ft of developed living space and a layout that feels noticeably wider than most semi-detached homes. From the moment you walk in, you'll appreciate the bright, open layout, modern design, and thoughtful finishes throughout. The low-maintenance landscaping in both the front and back adds tranquility and curb appeal. Upstairs, you'll find 3 generous bedrooms including a luxurious primary suite with balcony views of COP, and a bonus flex/office space. The SEPARATE SIDE ENTRANCE to the high ceiling lower level creates ideal potential for multi-generational future development, with a 4th bedroom, large rec area, gas fireplace, and wet bar. WHAT SETS US APART? Bright & airy main floor with flex room, fireplace, and deck access Â· Chefâ€™s kitchen with large island, quartz counters, pantry & under-cabinet lighting Â· Smart home features (keyless locks, video doorbell, thermostat, CO/smoke detector â€” all app-controlled, no subscription) Â· Huge upper-level primary with walk-in closet, 5-pc ensuite, jetted tub & balcony Â· Custom built-ins and storage throughout Â· Upper-level office/lounge with built-in desk & shelving Â· High-efficiency furnace (serviced 2025), A/C, radon mitigation system & central vac Â· Fully developed basement with high ceilings, gas



fireplace, rec room, 4th bed & bath Â· Private side entrance to basement â€“ ideal for extended family or suite potential Â· Gorgeous professional landscaping front & back â€“ drought-tolerant, low maintenance Â· Sunny west-facing flagstone front patio Â· Backyard deck with pergola, canopy & LED lighting Â· Natural gas BBQ hookup Â· Double detached garage â€“ EV ready, extra lighting, premium floor Â· Bonus storage shed Â· Multiple sunny outdoor spaces for morning & afternoon light Â· One of Bownessâ€™ quietest streets â€“ 1 block long with no through-traffic Â· Just 3.5 blocks to Bow River pathways, 3-min drive to Bowness Park Â· Quick access to Hwy 1 & Stoney for easy mountain getaways Â· Minutes to Calgary Farmersâ€™ Market, Winsport/COP, and local favourites like Monki, Analog, Leopoldâ€™s, and Bow Cycle Â· Close to grocery stores, Trinity Hills shopping & Bowness Main Street

Built in 2013

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2218309 |
| Price | \$879,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,851 |
| Acres | 0.07 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|---------|-------------------|
| Address | 4616 80 Street Nw |
|---------|-------------------|

| | |
|-------------|---------|
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 2P3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Cedar, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 4 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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