$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 · Private side entrance to basement – ideal for extended family or future development · Gorgeous professional landscaping front & back – drought-tolerant, low maintenance · Sunny west-facing flagstone front patio · Backyard deck with pergola, canopy & LED lighting · Natural gas BBQ hookup · Double detached garage – EV ready, extra lighting, premium floor · Bonus storage shed · Multiple sunny outdoor spaces for morning & afternoon light · One of Bowness' quietest streets – 1 block long with no through-traffic · Just 3.5 blocks to Bow River pathways, 3-min drive to Bowness Park · Quick access to Hwy 1 & Stoney for easy mountain getaways · Minutes to Calgary Farmers' Market, Winsport/COP, and local favourites like Monki, Analog, Leopold's, and Bow Cycle · 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

Date Listed	May 7th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	KIC Realty