

# \$650,000 - 4640 81 Street Nw, Calgary

MLS® #A2260635

**\$650,000**

3 Bedroom, 2.00 Bathroom, 936 sqft  
Residential on 0.14 Acres

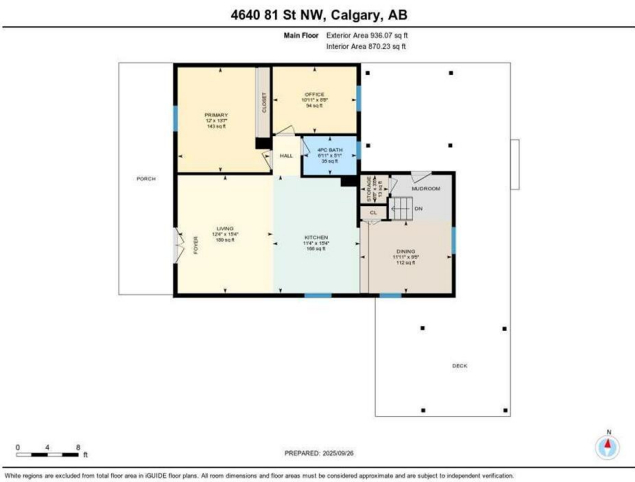
Bowness, Calgary, Alberta

Step outside and experience your own private backyard oasis—perfect for relaxing, entertaining, or enjoying warm summer evenings. To top it all off, you™ll fall in love with the oversized, heated double detached garage—a dream space for car enthusiasts, hobbyists, or anyone needing extra room to work and play. Inside you™ll find 2 bedrooms upstairs and 3 bedrooms total and 2 bathrooms, this home is move-in ready and filled with charm. The bright and inviting main floor features modern updates, a functional layout, and plenty of natural light. Located in the vibrant community of Bowness, you™ll be close to parks, schools, shops, restaurants, and quick access to downtown, the river pathways, and the mountains. Call your Favourite REALTOR® today to schedule your showing.

Built in 1953

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2260635  |
| Price          | \$650,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 936       |
| Acres          | 0.14      |
| Year Built     | 1953      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4640 81 Street Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 2P4           |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 4                                                      |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                           |
| Appliances        | Dishwasher, Dryer, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full                                                                                                      |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | None                                                      |
| Lot Description   | Back Lane, Front Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding, Wood Frame                                  |
| Foundation        | Block                                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 46                |
| Zoning         | R-CG              |

### Listing Details

Listing Office

Century 21 Masters

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