\$1,100,000 - 4619 80 Street Nw, Calgary

MLS® #A2193571

\$1,100,000

3 Bedroom, 4.00 Bathroom, 1,831 sqft Residential on 0.07 Acres

Bowness, Calgary, Alberta

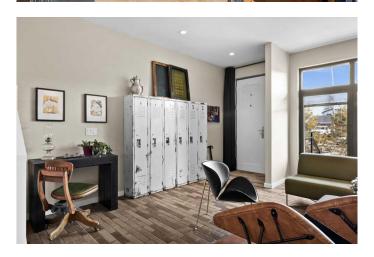
Nestled on a quiet street in Bowness, this meticulously designed home blends modern elegance with thoughtful functionality. Ideal for professionals, couples, or a shared living arrangement, every detail has been carefully curated to enhance both style and practicality. Main Floor â€" Designed for Living & Entertaining: Step through the custom front doorâ€"complete with a side panel that opens for easy furniture movingâ€"and be captivated by the airy, light-filled spaces and soaring ceilings. The chef's kitchen is a masterpiece of design, featuring: German custom cabinetry with a library ladder to reach upper storage, Under-cabinet lighting for ambiance and functionality, Pot filler, pull-out pantry, and condiment cupboard for ultimate convenience, Recycling station for sustainable living, Gas cooktop & convection oven for effortless gourmet cooking.

Adjacent to the kitchen, the inviting living and dining areas flow seamlessly together, anchored by an elegant electric fireplace (convertible to gas). The "stone-like― ceramic tile flooring throughout the main level enhances the natural indoor-outdoor connection.

A Backyard Oasis – Perfect for Summer Entertaining: The west-facing "bijou courtyard― is a private outdoor retreat designed for unforgettable gatherings. Features include: Expansive deck with a sit-up bar, Pergola-covered courtyard for shade and ambiance, Lush planters & separate seating







areas showcasing stunning gardens, A unique overhead feature door to a curtained section of the garageâ€"ideal for displaying food when hosting, Private outdoor showerâ€"perfect after gardening or on hot summer days. For added versatility, the family room can easily convert to a main-floor bedroom, offering the potential for single-level living. A European wet-room bath and rough-in for a stackable washer/dryer complete this level. Upper Level â€" Light-Filled & Functional: An airy den/bonus room/office serves as the heart of the upper floor, illuminated by vaulted ceilings and four skylights. Two private suite-style bedrooms sit on either side: Primary suite with walk-in closet and European wet-room bath, Second suite with a picturesque west-facing view of Winsport's ski hill, laundry room and its own wet-room bath...

Lower Level â€" Endless Possibilities: With polished concrete floors and huge egress windows, the basement offers a bright, flexible space that can function as: A private living area for guests, a roommate, or multi-generational living (roughed-in for a kitchen and gas fireplace), A recreation room or media space, A home art studio or creative workspace.

This level also includes a third bedroom, a tucked-in desk space, a European wet-room bath, and a stacked washer/dryer.

Additional Features: Double garage with alley access, Charming front garden with the perfect spot for a hammock

This home is truly one-of-a-kindâ€"offering sophisticated design, practicality and incredible outdoor living. Book your private showing with your favourite realtor today.

Built in 2015

Essential Information

MLS® # A2193571 Price \$1,100,000

Bedrooms 3 Bathrooms 4.00

Full Baths 4

Square Footage 1,831 Acres 0.07 Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 4619 80 Street Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B 2P2

Amenities

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener, Alley Access, Garage

Faces Rear

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, High Ceilings, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Low Flow

Plumbing Fixtures

Appliances Convection Oven, Dishwasher, Garage Control(s), Gas Cooktop, Range

Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas, Central, In Floor

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Electric, Blower Fan

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Garden, Private Yard, Rain Gutters, Covered Courtyard,

Outdoor Shower

Lot Description Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden,

Landscaped, Level, Native Plants, Private

Roof Metal

Construction Aluminum Siding Foundation Poured Concrete

Additional Information

Date Listed March 12th, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office Greater Calgary Real Estate

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