

\$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 – Designed for Living & Entertaining: Step through the custom front door—complete with a side panel that opens for easy furniture moving—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 Winsportâ€™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

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|----------------|------------------|
| Date Listed | March 12th, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |

Listing Details

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| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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