

# \$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**

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

### **Listing Details**

Listing Office	Greater Calgary Real Estate
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