# \$999,000 - 4619 80 Street Nw, Calgary

MLS® #A2193571

## \$999,000

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

Bowness, Calgary, Alberta

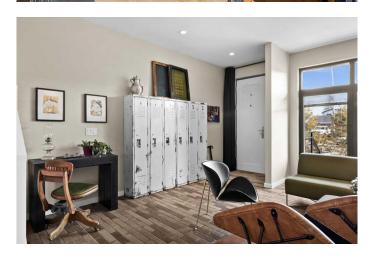
Nestled on a quiet street in Bowness, this meticulously designed home blends modern elegance with thoughtful functionality. Ideal for professionals, couples, or a shared living arrangement, every detail has been carefully curated to enhance both style and practicality. Main Floor â€" Designed for Living & 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 \$999,000

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

Faces Rear

# of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, High Ceilings, Low Flow Plumbing

Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sump

Pump(s)

Appliances Dishwasher, Garage Control(s), Gas Cooktop, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings, Convection Oven

Heating Central, Forced Air, Natural Gas, In Floor

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Blower Fan, Electric

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 18

Zoning R-CG

## **Listing Details**

Listing Office Greater Calgary Real Estate

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