

# \$799,900 - 4705 81 Street Nw, Calgary

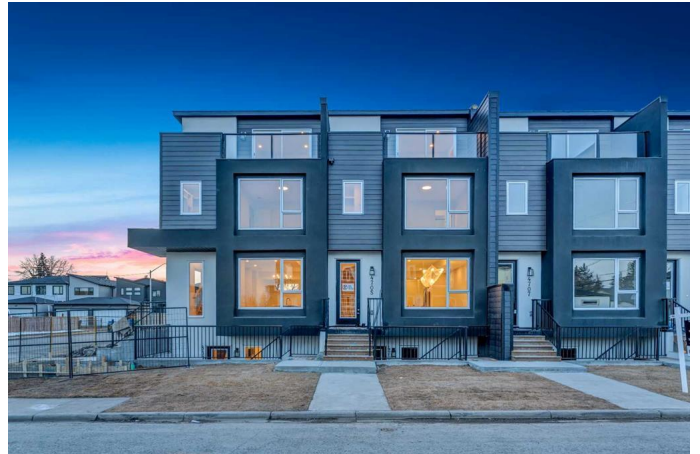
MLS® #A2203198

**\$799,900**

5 Bedroom, 5.00 Bathroom, 1,688 sqft  
Residential on 0.01 Acres

Bowness, Calgary, Alberta

BRAND NEW 3 STOREY TOWNHOUSE | 4 BEDROOMS, 3.5 BATHROOMS + 1 BEDROOM, 1 BATHROOM LEGAL SUITE | PRIVATE ENTRANCES, SEPARATE LAUNDRY & SEPARATE OUTDOOR SPACES | INCREDIBLE LOCATION WALK TO BOWNESS PARK & THE RIVER! Rare, brand new 3 storey, 4 bedroom. 3.5 bathroom townhouse with the addition of a 1 bedroom LEGAL basement suite. No need to sacrifice space – you can have it all in the exceptional, well thought out home! Separate entrance, separate laundry and separate outdoor spaces for maximum privacy! Upgraded insulation throughout the complex and 6" spray foamed attic. This gorgeous new build perfectly blends style with function. The main floor is an open and airy retreat with high-end finishes, wide plank flooring, designer touches and a crisp new everything. Clear sightlines create effortless flow encouraging seamless conversations while dining, relaxing and cheffing. Culinary adventures await in the gorgeous kitchen featuring stainless steel appliances including a gas stove, full-height cabinets, stone countertops and a centre island with casual breakfast bar seating. The second level is home to 3 spacious and bright bedrooms including the primary oasis complete with a custom walk-in closet and a lavish ensuite with a huge, oversized shower. Gather in the third level bonus room and connect over movies and games nights or head out to the expansive balcony for peaceful



morning coffees or evening beverages. Also on this level is another full bathroom and a 4th bedroom offering a ton of versatility to any large family or for guests or a home office. Completely separate from the other levels the illegally suited basement is its own private escape. A private patio and entrance lead inside where the modern design elements are continued. The open floor plan offers a large living space and a sophisticated kitchen boasting stainless steel appliances, timeless subway tile and a breakfast bar at the peninsula island. A large, bright bedroom is handily located near the stylish 4-piece bathroom. Exceptionally located within walking distance to the Bow River, schools, transit, infinite shopping and dining options and the always popular Boness Park. Only a 15-minute commute downtown. Also close by are U of C, hospitals, Market Mall, Shouldice Pool, Winsport and much more! Don't miss out on this amazing opportunity! All 4 units can be purchased together. Please note that the photos are from the corner unit.

Built in 2025

### **Essential Information**

MLS® #	A2203198
Price	\$799,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,688
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	4705 81 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Y5

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 17th, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.