

\$799,000 - 4708 81 Street Nw, Calgary

MLS® #A2211214

\$799,000

5 Bedroom, 5.00 Bathroom, 1,690 sqft
Residential on 0.01 Acres

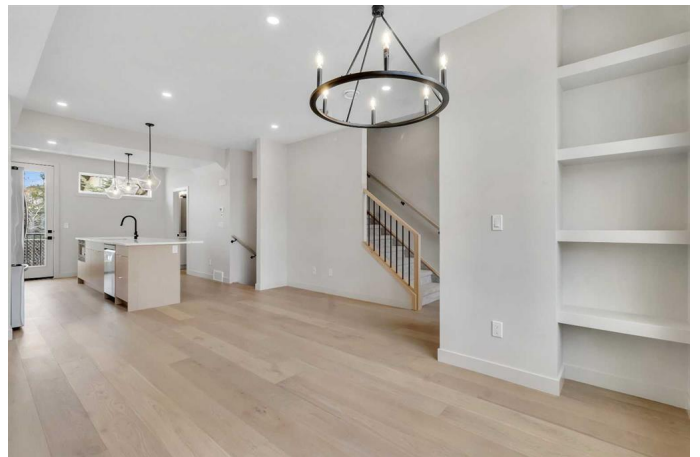
Bowness, Calgary, Alberta

OVER 2,200 square feet of expertly designed developed space in this brand new infill townhouse with LEGAL BASEMENT SUITE. Comfortably live upstairs with 4 bedrooms & 4 bathrooms while renting out the legal basement suite and growing your real estate portfolio. There is ample space spread over 3 floors, including a spacious 3rd floor bonus room leading onto a ROOFTOP patio with VIEWS of COP and more! All of the finishes were professionally designed, assuring high quality and a classic look to last for years to come. With high end craftsmanship, stainless steel appliances, wide plank engineered wood flooring, additional insulation throughout, 8 separate utility meters for the 4-plex complex, and extended new home warranty, you have peace of mind that you're investing in an amazing home. Bowness is rapidly growing and not only does it provide a community-centered outdoor lifestyle, it provides an opportunity for future growth on your investment. A townhouse like this is a rare find and an excellent choice for first time home buyers, young families, and investors alike!

Built in 2025

Essential Information

| | |
|--------|-----------|
| MLS® # | A2211214 |
| Price | \$799,000 |



| | |
|----------------|---------------|
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 1,690 |
| Acres | 0.01 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 4708 81 Street Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 1Y5 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|-------------------|
| Exterior Features | Lighting |
| Lot Description | Front Yard, Level |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------|
| Construction | Cement Fiber Board |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 20 |
| Zoning | R-C2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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