

# \$884,000 - 4635 82 Street Nw, Calgary

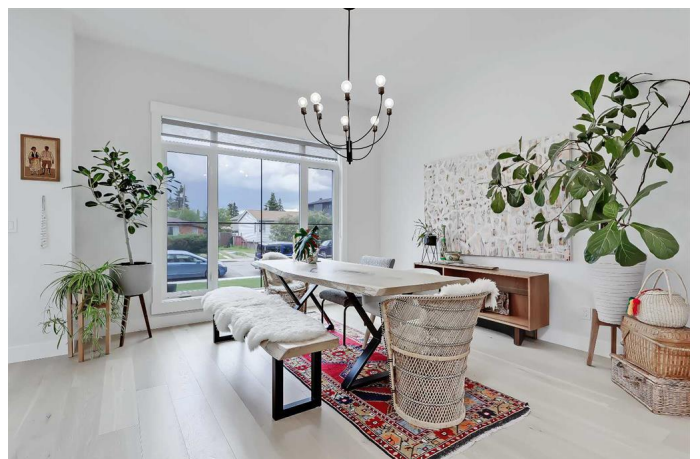
MLS® #A2207704

**\$884,000**

5 Bedroom, 4.00 Bathroom, 1,911 sqft  
Residential on 0.07 Acres

Bowness, Calgary, Alberta

This semi-detached infill in BOWNESS will captivate you with its well thought-out layout and premium finishes, as well as its ideal inner-city location. This contemporary yet elegant home shows off w/ 10-ft painted ceilings on the main level, an upgraded kitchen, hardwood flooring on the main floor, expansive windows, and a 2-BED LEGAL LOWER SUITE. Located w/in walking distance to the Bow River and Bowness Park and a direct shot to downtown for an easy commute, this is the perfect home for families and professionals! At the front of the home, the bright formal dining room provides a view of the front yard and tons of space for a full-sized table, flowing seamlessly into the stunning kitchen upgraded w/ quartz countertops, custom shaker cabinetry w/under cabinet lighting, tons of lower drawers, and a beautiful herringbone tile backsplash. The oversized central island w/ bar seating and a-basin under-mount black granite sink w/ garburator make entertaining a breeze, along w/ the coffee station w/ a beverage fridge and shiplap wall. This stunning kitchen has a premium stainless steel appliance package, including a gas cooktop, custom hood fan, built-in wall oven and microwave, and dishwasher. The spacious living room features large West-facing windows overlooking the backyard and w/ an inset gas fireplace w/ white brick surround, mantle, feature wall, and display shelving. Discreetly tucked behind the main living area, a tiled mudroom offers a perfect



entry space from the double detached garage w/ custom built-in storage and a bench, w/ access to the elegant powder room. Upstairs NEWLY INSTALLED CARPET helps showcase this space with two secondary bedrooms w/ built-in closets, a main 5-pc bath w/ dual vanity and fully tiled tub/shower combo, and a large laundry room. The beautiful primary suite features a vaulted ceiling, a large walk-in closet w/ built-in shelving and a bright window, and a luxurious 5-pc ensuite. The ensuite features tile floors, a glass shower w/ full-height surround, a free-standing tub, a modern vanity, dual under-mount sinks, and a separate water closet. An added benefit to this home is the 2-bed lower legal suite w/ a separate entrance w/ foyer, 9-ft ceilings, separate laundry, two good-sized bedrooms, and a main 4-pc bathroom w/ modern vanity w/ lots of storage and a fully tiled tub/shower combo. The central kitchen and living room space is eye-catching w/ two-tone cabinetry, tile backsplash, matte black hardware, and finished w/ a stainless-steel appliance package. This is an excellent space to use for extended family or as a legal rental property for a mortgage helper – previously rented fully furnished for \$2100 a month! Other highlights of this already incredible home include dual furnaces, tankless hot water, ceiling speakers w/ three zones, rough-ins for central vacuum and a kick pan in the kitchen, and all window coverings included! All you have to do is move in!

Built in 2021

### **Essential Information**

MLS® #	A2207704
Price	\$884,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,911
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4635 82 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2P8

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 5th, 2025
Days on Market	1
Zoning	R-C2

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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