

# \$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

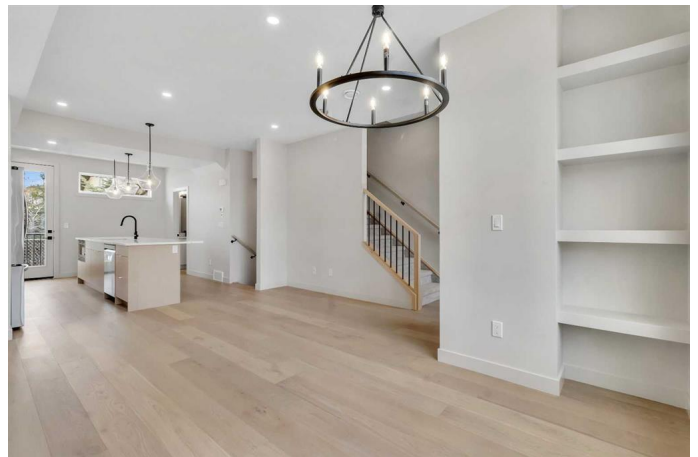
OVER 2,200 square feet of expertly designed developed space in this brand new infill townhouse with LEGAL BASEMENT SUITE. Comfortably live upstairs with 4 bedrooms & 4 bathrooms while renting out the legal basement suite and growing your real estate portfolio. There is ample space spread over 3 floors, 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	25
Zoning	R-C2

### **Listing Details**

Listing Office	eXp Realty
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