



**4619 84 Street NW**  
**Calgary, Alberta**

**MLS # A2306847**



**\$799,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,088 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** wardrobe in basement bedroom, black wall cabinets in rec room.

Be the envy of all your friends when you welcome them into this custom-crafted two storey here on this quiet street in the historic family community of Bowness&hellip;yes, this is your home! Offering over 2800sqft of air-conditioned living & a total of 4 bedrooms, this mint condition semi-detached beauty enjoys hardwood & tile floors, 2 gas fireplaces & quartz countertops, 6 skylights, upgraded stainless steel appliances & a host of improvements including furnace, LUX windows, paint & landscaping. Complemented by expansive 9ft ceilings & rich hardwood floors, you&rsquo;ll simply love the stylish flow of the main floor with its gracious living room with 3-sided fireplace & built-in cabinets, stunning dining room with wraparound windows & sleek white kitchen with quartz counters & subway tile backsplash, great-sized centre island & the appliances include GE gas stove/convection oven & Asko dishwasher (new in 2020). Showcased by soaring vaulted ceilings throughout, the upper level has 3 wonderful bedrooms & 2 full bathrooms&hellip;highlighted by the oversized owners&rsquo; retreat with huge walk-in closet/dressing room (with a skylight) & luxurious ensuite with heated tile floors & quartz-topped double vanities, skylight, soaking tub & separate shower. Shared by the other 2 bedrooms, the family bath also has heated tile floors & a skylight. Completing the 2nd floor is the open loft area with 2 skylights & the laundry room with Kenmore washer/dryer, skylight, sink with quartz counters & loads of cabinet space. The beautifully finished lower level &ndash; with 9ft ceilings, has another full bathroom with quartz counters & heated tile floors, 4th bedroom with wardrobe (included) & terrific rec room with fireplace, wet bar & large cabinet unit (included). Main floor also has a sun-drenched home office which could easily double as another living room or music room. Additional

extras include Hunter Douglas blinds & built-in ceiling speakers, roughed-in vacuflo system, closet organizers, gas BBQ line on the deck in the fenced West backyard & built-in shelving in the detached 2 car garage. New landscaping in the front yard in 2024, new interior paint on the main & upper floors in 2023, high-efficiency Lennox furnace in 2025, LUX triple-pane windows in 2023 & brand new garage door with opener in 2026. All neighbourhood schools are only minutes away&hellip;including Belvedere-Parkway which is just 1 block away. Hungry? Then head on over to the popular Angel&rsquo;s Drive-In for a burger or fish &lsquo;n&rsquo; chips, then take a stroll to historic Bowness Park&hellip;the destination of choice for the lucky local residents for their year-round outdoor activities along the banks of the Bow River. With its prime location & easy access to 85th Street & Bowness Road, your new home is just minutes to major roadways taking you to Crowfoot Centre & LRT, University of Calgary & hospitals, retail centers & downtown.