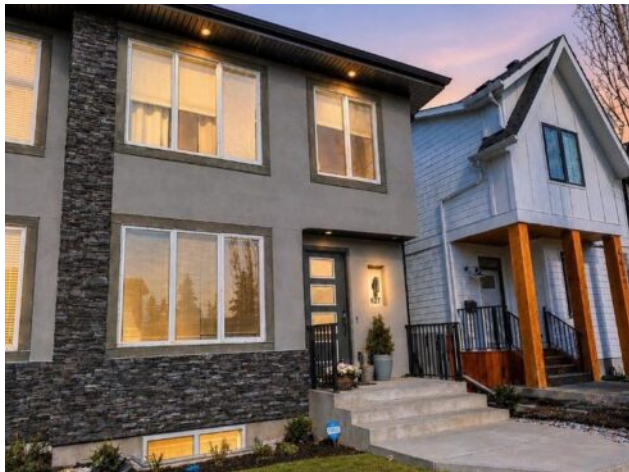




4627 83 Street NW
Calgary, Alberta

MLS # A2307324



\$829,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,000 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Smart Home, Sump Pump(s), Walk-In Closet(s)

Inclusions: TV and mount n basement bedroom, built in cabinet in basement bedroom

Welcome to refined living in the heart of vibrant Bowness. This stunning custom-built semi-detached home offers 2,828 sq ft of beautifully developed space (1,999 sq ft above grade) and is just steps to Bowness Park, the Bow River pathways, shops, cafes, and restaurants, with quick access to Canada Olympic Park, downtown, and the mountains. Designed for elevated living, this bright and open home features 4 bedrooms, 3.5 bathrooms, a main floor office, fully developed basement, and a double detached garage. The main level showcases 9' ceilings, beautiful engineered hardwood, and a chef-inspired kitchen with granite countertops, oversized island, pantry, and premium stainless steel appliances including a 5-burner gas cooktop and smart refrigerator with beverage door, flowing into an elegant dining area and inviting living room with gas fireplace. Upstairs, the primary retreat offers a walk-in closet and spa-inspired 5-piece ensuite with jetted soaker tub, double vanity, glass shower, and private water closet, along with two additional bedrooms, full bath, upper laundry, and a convenient workspace. The fully finished basement continues the luxury feel with 9' ceilings, a large bedroom with walk-in closet, full bathroom, spacious family room with gas fireplace, wet bar, and ample storage—perfect for guests or entertaining. Outside, enjoy a private, fully fenced backyard with a concrete patio and pergola, while oversized custom doors with added glass bring in abundant natural light. Additional highlights include central A/C, built-in vacuum, custom blinds, upgraded lighting, smart home features, and an oversized double detached garage—an exceptional opportunity in one of Calgary's most desirable, walkable communities.