



GRASSROOTS
REALTY GROUP

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4608 81 Street NW
Calgary, Alberta

MLS # A2311500



\$917,500

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,024 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

PRIME INNER-CITY OPPORTUNITY | INDEPENDENT 2-BEDROOM LOWER LEGAL SUITE | PURCHASE ONE SIDE OR COMPLETE DUPLEX Discover a sophisticated, brand-new semi-detached infill that masterfully pairs contemporary architectural design with premium finishes and outstanding functional adaptability in Calgary's desirable northwest neighborhood of Bowness. Positioned along a remarkably quiet, mature tree-lined residential street, this property delivers a peaceful neighborhood environment while staying within easy walking distance of the local high school. The main level welcomes you with an expansive, sun-drenched open layout highlighted by airy 9-foot ceilings that link the space with ease. A generous, window-framed front dining area fills the entrance with natural light, flowing naturally into a designer central kitchen equipped with ceiling-height cabinetry, sleek quartz counters, and a sprawling central island. Behind the island is a cozy breakfast nook as well. Anchoring the back of the main floor is an inviting great room centered around a striking, built in multimedia cabinet. Upstairs, the home transitions into a private sanctuary, anchored by a primary suite that showcases a refined tray ceiling, a large walk-in closet, and a spa like 5-piece ensuite complete with dual vanities, a standalone soaker tub, and a custom glass shower. Two additional bright bedrooms share a sleek 4-piece bathroom, conveniently located next to the laundry closet. The fully developed lower level presents an exceptional, turnkey asset: a bright 2-bedroom legal suite crafted for high-end rental income or multi-generational living. Accessible via a completely private exterior side entrance, this lower retreat features 9-foot ceilings, resilient luxury vinyl plank flooring, a spacious living room, a full 4-piece bath, and an independent kitchen styled with clean flat-panel cabinetry

and stainless steel appliances. The backyard serves as a private outdoor escape, offering a fully fenced grassy yard and a low-maintenance concrete patio connecting straight to the premium double detached garage with rear alley access. This prime location places you moments from the very best of Bowness, including rapid access to the Bow River pathway network, Bowness Park, WinSport, and major commuter routes. While this listing covers a single unit, both sides of this exceptional duplex are fully complete and available, presenting a rare chance for strategic investors or extended families to secure the entire property with joint showings effortlessly arranged.