



GRASSROOTS
REALTY GROUP

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4616 82 Street NW
Calgary, Alberta

MLS # A2334626



\$805,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,849 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	In Floor, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Pax closet systems in walk-in closet and at the side entrance		

Not all infills are created equal. Some stand out because of their size. Others because of their design. This home offers both. Built with a floor plan that was ahead of its time, it delivers the generous spaces and functionality today's buyers are searching for. From the moment you step inside, you'll appreciate the stunning stone fireplace that anchors the main living area, creating a warm and inviting space for everyday living and entertaining. The spacious kitchen is designed for both function and gathering, featuring a walk-in pantry, abundant cabinetry and workspace, and seamless access through French patio doors to the private, east-facing backyard. One of this home's greatest advantages is space. All four bedrooms are generously sized, providing room for growing families, guests, hobbies, or working from home. Upstairs, the versatile flex area is ready to become a bright home office, children's play area, reading lounge, yoga studio, or whatever best suits your lifestyle. The fully developed basement expands your living space with a large family room that's perfect for movie nights, game days, teenagers, or overnight visitors as it also features the 4th large bedroom and 4 piece bathroom. A convenient side entrance with dedicated storage offers the ideal drop zone for boots, backpacks, sports equipment, and seasonal gear. Outside, the private east-facing backyard welcomes the morning sun and provides the perfect setting for coffee on the patio, summer barbecues, or simply unwinding at the end of the day. A detached double garage completes the property with plenty of room for vehicles, bikes, and outdoor equipment. Life in Bowness is about more than just a home—it's about a lifestyle. Spend weekends walk to local cafés and ice cream shops, explore countless parks and pathways, rafting or paddling

along the Bow River, and enjoy being just minutes from downtown while only about 45 minutes from the mountains. It's a neighbourhood where character, community, convenience, and outdoor adventure come together. Lovingly updated over the years while preserving the exceptional layout that made it special from the beginning, this is a home that proves great design never goes out of style.