



**GRASSROOTS**  
REALTY GROUP

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4649 79 Street NW  
Calgary, Alberta

MLS # A2343168



**\$919,900**

|           |                                                                           |        |                  |
|-----------|---------------------------------------------------------------------------|--------|------------------|
| Division: | Bowness                                                                   |        |                  |
| Type:     | Residential/Duplex                                                        |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                                           |        |                  |
| Size:     | 2,031 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, Front Yard, Interior Lot, Rectangular Lot |        |                  |

|             |                                                                                              |            |      |
|-------------|----------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                                   | Water:     | -    |
| Floors:     | Carpet, Tile, Vinyl                                                                          | Sewer:     | -    |
| Roof:       | Shingle                                                                                      | Condo Fee: | -    |
| Basement:   | Full                                                                                         | LLD:       | -    |
| Exterior:   | Composite Siding, Veneer                                                                     | 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 LOCATION FACING GREENSPACE | 2-BEDROOM LEGAL SUITE WITH SEPARATE SIDE ENTRY | BUY ONE OR BOTH SIDES OF THE DUPLEX** Welcome to a masterfully executed, brand-new semi-detached infill offering an exceptional blend of modern design, high-end millwork, and versatile living spaces in the vibrant northwest community of Bowness. Situated on an exceptionally quiet residential street, this home directly faces a mature greenspace right behind the local high school, providing open views and an airy front exposure that is rare for inner-city living. Step inside to an open-concept main floor boasting 9 foot ceilings, starting with a sleek front entryway fitted with dark custom built-in cabinetry and bench seating. The layout flows naturally past the window-framed dining area into a show-stopping central kitchen highlighted by warm two-tone wood and matte black cabinetry, premium quartz countertops, a tiled backsplash, and a massive dark-accent island with seating and designer pendant lighting. The rear living room is anchored by an electric fireplace with a floor-to-ceiling textured tile surround flanked by custom open wood display shelves, creating an inviting space to unwind with views of the backyard. Upstairs, the private quarters include a primary suite with an elegant tray ceiling, a large window overlooking the area, and a sliding barn door that reveals a spa-inspired 5-piece ensuite with a wood vanity, dual sinks, a freestanding soaker tub, and a glass-enclosed shower. Two additional bedrooms share a pristine full bathroom, while a dedicated upper laundry room adds daily convenience. The fully finished lower level features a complete 2-bedroom legal suite with its own separate exterior side entrance, durable vinyl plank flooring, a bright living space, a full bathroom, and a kitchen equipped with stainless steel

appliances and wood-grain cabinetry. Out back, the private fenced yard offers a fresh lawn, a concrete patio walkway, and access to a fully finished double detached garage. Conveniently located near the Bow River pathway system, Bowness Park, WinSport, and major commuter routes, this property pairs day-to-day livability with strong investment potential, with both sides of the duplex completed and available for purchase either individually or together.