



GRASSROOTS
REALTY GROUP

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4616 82 Street NW
Calgary, Alberta

MLS # A2348593



\$769,000

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, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-C2
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: N/A

Move in and enjoy the perfect blend of thoughtful updates, timeless design, and an unbeatable Bowness lifestyle. Recent improvements in the past few years include newer hardwood flooring, newer carpet, fresh paint, a newer hot water tank, central air conditioning. It also features a gas line for your BBQ, roughed-in in-floor heating in the basement, and luxurious in-floor heating in the primary ensuite, vaulted ceilings, side door into enclosed entrance for seasonal items and sports equipment. This home offers a layout that stands out in today's market. The welcoming main floor is anchored by a stunning stone fireplace, creating a warm focal point for everyday living and entertaining. The spacious kitchen is both functional and inviting, featuring abundant cabinetry, generous workspace, a walk-in pantry, and French patio doors leading to the private east-facing backyard. Space is one of this home's greatest strengths. All four bedrooms are generously oversized, making it ideal for growing families, guests, teenagers, or those working from home. The versatile second-floor flex room offers endless possibilities as a home office, playroom, fitness space, or reading lounge. Downstairs, the fully developed basement expands your living space with a large family room perfect for movie nights, game days, or entertaining. The convenient side entrance includes a dedicated storage area that serves as the perfect drop zone for boots, backpacks, sports equipment, and seasonal gear. Step outside to enjoy the private, east-facing backyard, where morning sunshine creates the perfect setting for coffee on the patio, summer BBQs, or relaxing evenings. The detached double garage provides ample space for vehicles, bikes, tools, and outdoor toys. Living in Bowness means embracing one of Calgary's most vibrant and evolving communities. Spend weekends

rafting or paddling the Bow River, walking to neighbourhood caf  s and ice cream shops, exploring extensive parks and pathways, or heading west for a mountain getaway—all while being just minutes from downtown. It’s a community that perfectly balances character, convenience, and outdoor adventure. Lovingly maintained and thoughtfully updated over the years, this home offers something that’s becoming increasingly difficult to find—a spacious, functional floor plan with oversized rooms, modern comforts, and a location that truly speaks for itself. Great design never goes out of style.