

# \$799,000 - 4708 81 Street Nw, Calgary

MLS® #A2211214

**\$799,000**

5 Bedroom, 5.00 Bathroom, 1,690 sqft  
Residential on 0.01 Acres

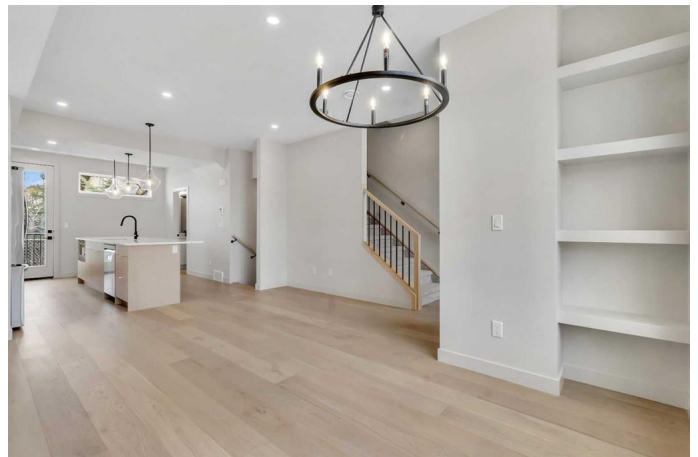
Bowness, Calgary, Alberta

OVER 2,200 square feet of expertly designed developed space in this brand new infill townhouse with **LEGAL BASEMENT SUITE**. Comfortably live upstairs with 4 bedrooms & 4 bathrooms while renting out the legal basement suite and growing your real estate portfolio. There is ample space spread over 3 floors, including a spacious 3rd floor bonus room leading onto a **ROOFTOP** patio with **VIEWS** of COP and more! All of the finishes were professionally designed, assuring high quality and a classic look to last for years to come. With high end craftsmanship, stainless steel appliances, wide plank engineered wood flooring, additional insulation throughout, 8 separate utility meters for the 4-plex complex, and extended new home warranty, you have peace of mind that you're investing in an amazing home. Bowness is rapidly growing and not only does it provide a community-centered outdoor lifestyle, it provides an opportunity for future growth on your investment. A townhouse like this is a rare find and an excellent choice for first time home buyers, young families, and investors alike!

Built in 2025

## Essential Information

MLS® #	A2211214
Price	\$799,000



Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,690
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	4708 81 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Y5

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Lighting
Lot Description	Front Yard, Level
Roof	Asphalt Shingle

Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	37
Zoning	R-C2

### **Listing Details**

Listing Office	eXp Realty
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