

# \$949,000 - 4615 82 Street Nw, Calgary

MLS® #A2217263

**\$949,000**

5 Bedroom, 4.00 Bathroom, 2,075 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

**MOVE IN TODAY!** This modern semi-detached home is a stunning blend of thoughtful design and functionality, perfect for anyone looking to elevate their living experience! Located in the heart of Bowness, it offers the perfect mix of urban convenience and peaceful surroundings. Outside, this home has serious curb appeal, w/ a sleek black and white Smartboard exterior that pairs beautifully w/ carefully designed landscaping, and has a 10/10 location next to the park! Out back, there's a private patio ready for summer BBQs, complete w/ a gas hookup to make entertaining a breeze. Inside, the space is bright and airy w/ 10-ft ceilings on the main floor. The kitchen is a dream for anyone who loves to cook or entertain, w/ custom two-tone shaker cabinets, quartz countertops, and a massive island that acts as both a centrepiece and functional workspace. High-end stainless-steel appliances, including a gas cooktop and built-in oven-microwave combo, make it as practical as it is beautiful, along w/ the large walk-in pantry for all your storage needs. Enjoy everyday meals and family get-togethers in the dedicated dining room w/ a designer chandelier and stunning feature wall, then spread out into the open-concept living room, which features a stunning gas fireplace w/ crystal glass details. Rounding off the main floor is a lovely custom mudroom w/ a built-in bench and private powder room perfect for guests and everyday use. Upstairs, the primary suite is an absolute sanctuary, w/



oversized windows, an extra-large walk-in closet, and a 5-pc ensuite that acts as your own private spa, w/ a freestanding soaker tub, a walk-in shower w/ rain showerhead, dual vanity, and a full-height mirror w/ inset lighting that adds a touch of luxury. Two additional bedrooms on this floor are spacious and bright, w/ quick access to the main bathroom and a convenient upper-level laundry room. The basement is fully finished and includes a LEGAL SUITE (subject to permits & approval by the city) w/ its own private entrance. It's a fantastic option for generating rental income, hosting long-term guests, or even creating a separate space for family members. The suite features a full kitchen, a cozy living area, two bedrooms, and a full bathroom—all finished w/ durable luxury vinyl plank flooring for a sleek and modern look. Throughout the home, you'll find matte black finishes on all hardware and stylish LED pot lights. It's also ready for easy upgrades, w/ rough-ins for air conditioning already in place. And the location? Couldn't be better! You're next to a park with a skating rink, minutes from the beautiful trails and lagoon at Bowness Park, a local favourite for outdoor activities. The neighbourhood is packed w/ amenities, including charming cafes, boutique shops, fitness centers, and more. For families, there are fantastic schools and playgrounds nearby, including Bowness High School, and commuting is simple w/ quick access to Stoney Trail and 16th Ave!

Built in 2025

**Essential Information**

MLS® #	A2217263
Price	\$949,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,075
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	4615 82 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2P8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Landscaped, See Remarks, Other

Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	87
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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