

# \$799,900 - 4705 81 Street Nw, Calgary

MLS® #A2203198

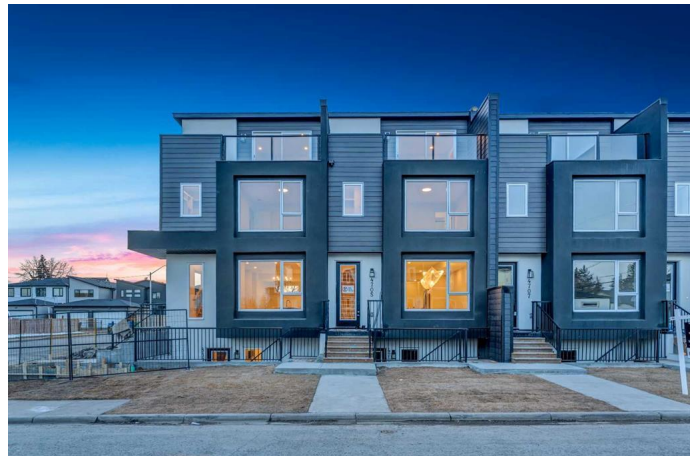
**\$799,900**

5 Bedroom, 5.00 Bathroom, 1,688 sqft

Residential on 0.01 Acres

Bowness, Calgary, Alberta

BRAND NEW 3 STOREY TOWNHOUSE | 4 BEDROOMS, 3.5 BATHROOMS + 1 BEDROOM, 1 BATHROOM LEGAL SUITE | PRIVATE ENTRANCES, SEPARATE LAUNDRY & SEPARATE OUTDOOR SPACES | INCREDIBLE LOCATION WALK TO BOWNESS PARK & THE RIVER! Rare, brand new 3 storey, 4 bedroom. 3.5 bathroom townhouse with the addition of a 1 bedroom LEGAL basement suite. No need to sacrifice space – you can have it all in the exceptional, well thought out home! Separate entrance, separate laundry and separate outdoor spaces for maximum privacy! Upgraded insulation throughout the complex and 6" spray foamed attic. This gorgeous new build perfectly blends style with function. The main floor is an open and airy retreat with high-end finishes, wide plank flooring, designer touches and a crisp new everything. Clear sightlines create effortless flow encouraging seamless conversations while dining, relaxing and cheffing. Culinary adventures await in the gorgeous kitchen featuring stainless steel appliances including a gas stove, full-height cabinets, stone countertops and a centre island with casual breakfast bar seating. The second level is home to 3 spacious and bright bedrooms including the primary oasis complete with a custom walk-in closet and a lavish ensuite with a huge, oversized shower. Gather in the third level bonus room and connect over movies and games nights or head out to the expansive balcony for peaceful



morning coffees or evening beverages. Also on this level is another full bathroom and a 4th bedroom offering a ton of versatility to any large family or for guests or a home office. Completely separate from the other levels the illegally suited basement is its own private escape. A private patio and entrance lead inside where the modern design elements are continued. The open floor plan offers a large living space and a sophisticated kitchen boasting stainless steel appliances, timeless subway tile and a breakfast bar at the peninsula island. A large, bright bedroom is handily located near the stylish 4-piece bathroom. Exceptionally located within walking distance to the Bow River, schools, transit, infinite shopping and dining options and the always popular Boness Park. Only a 15-minute commute downtown. Also close by are U of C, hospitals, Market Mall, Shouldice Pool, Winsport and much more! Donâ€™t miss out on this amazing opportunity! All 4 units can be purchased together. Please note that the photos are from the corner unit.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2203198      |
| Price          | \$799,900     |
| Bedrooms       | 5             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 1,688         |
| Acres          | 0.01          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4705 81 Street Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1Y5           |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking                |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator                                                                                                                    |
| Heating           | Forced Air, Natural Gas                                                                                                                                                       |
| Cooling           | None                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                           |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                         |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony                              |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Stucco, Wood Frame                   |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 48               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.