

# \$739,800 - 4617 84 Street Nw, Calgary

MLS® #A2263285

**\$739,800**

3 Bedroom, 4.00 Bathroom, 2,077 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Custom-Built Infill Steps from Bowness Park | 3 Total Bedrooms + Bonus Room | 3,000+ sq.ft. of Living Space | - Live in the best part of Bowness, on a quiet street just steps from Bowness Park and the Bow River. Enjoy inner-city living with a small-town feel, surrounded by parks and pathways, while still minutes from downtown, Market Mall, the University of Calgary, Foothills Hospital, and quick routes to Stoney Trail and Highway 1 for an easy escape to the mountains. Skip the post-move expenses of a new build. This home already includes premium window coverings, central air conditioning, central vac, full landscaping (with loads of perennials), permanent exterior lighting, and a finished double garage with storage racks. Inside, the main floor is filled with west-facing light and offers a smart, open layout that balances flow and privacy. The spacious living area centres around a three-sided gas fireplace and built-in speakers, complemented by upgraded hardwood and 10-foot ceilings. The chef's kitchen impresses with full-height cabinetry, a large granite island, stainless steel appliances, gas range, and elegant tile backsplash. The dining area overlooks the fully finished backyard, perfect for entertaining, and the front room provides ideal space for a home office or den. Upstairs features two bedrooms plus a large bonus room easily converted to a third bedroom. The primary suite is a retreat with vaulted ceilings, skylights, a huge walk-in closet, and a luxurious ensuite with heated



floors, dual sinks, and a private water closet. A convenient upper laundry with sink and built-ins, along with a hallway workstation, add extra function. The developed basement continues the high standards with 9-foot ceilings, a spacious rec room with gas fireplace, a third bedroom, full bath with heated floors, and rough-ins for a wet bar. The private, low-maintenance backyard features patio stone, mature trees, a fire table, and exterior accent lighting that extends to the garage. Bowness is one of Calgary's most beloved communities, home to Bowness Park, the new and exciting University District, Bowmont Park, and Shouldice Park, plus quick access to Calgary Farmers' Market West, Winsport, and top schools. Inner-city living doesn't get better than this, a beautiful home and a sound investment in one.

Built in 2012

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263285               |
| Price          | \$739,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,077                  |
| Acres          | 0.07                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4617 84 Street Nw |
| Subdivision | Bowness           |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3B 2R4 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer                                            |
| Heating           | Forced Air                                                                                                        |
| Cooling           | Central Air                                                                                                       |
| Fireplace         | Yes                                                                                                               |
| # of Fireplaces   | 2                                                                                                                 |
| Fireplaces        | Gas                                                                                                               |
| Has Basement      | Yes                                                                                                               |
| Basement          | Finished, Full                                                                                                    |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                         |
| Lot Description   | Back Lane, Front Yard, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Stone, Stucco, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 23                |
| Zoning         | R-CG              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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