



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4608 82 Street, Calgary T3B 2P7**

MLS®#: **A2159695**

Area: **Bowness**

Listing Date: **08/29/24**

List Price: **\$929,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,052**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**2,052**

Lot Information

Lot Sz Ar:

**3,093 sqft**

Lot Shape:

DOM

**20**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Yard,Landscaped,Private**

Park Feat:

**Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground,Private Yard**

Construction:

**Concrete,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**

Int Feat:

**See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`6" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 14`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`11" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 11`9"</b>
<b>Family Room</b>	<b>Second</b>	<b>13`0" x 8`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`3" x 17`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`4" x 11`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`6" x 21`5"</b>
<b>Office</b>	<b>Main</b>	<b>6`11" x 5`1"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`1" x 15`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 11`9"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`5" x 5`11"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>8`11" x 7`2"</b>

4pc Bathroom  
Bedroom  
Kitchen  
Furnace/Utility Room

Basement  
Basement  
Basement  
Basement

4`11" x 9`11"  
9`10" x 13`5"  
12`7" x 10`8"  
8`7" x 10`7"

Bedroom  
Dining Room  
Laundry

Basement  
Basement  
Basement

13`6" x 9`11"  
12`7" x 10`9"  
5`10" x 9`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2410484**

Zoning:  
**RC-2**

Remarks

Pub Rmks:

**Welcome to this spacious and modern Duplex with a LEGAL Basement Suite and with the views . This beautifully designed property offers the perfect blend of comfort, functionality, and income potential. This brand-new, rare and uniquely designed 2-storey home draws inspiration from modernity and elegance, boasting unparalleled luxury. As you enter inside, you are greeted by a meticulously planned open floor layout that seamlessly integrates modern elegance with functional living. Upon entry, the main level features a full-sized dining room leading to a fully equipped gourmet kitchen with a high end appliance package, under-cabinet LED lighting, and a spacious family living room. A rear mudroom door takes you to an outdoor deck and backyard , setting the stage for all your family entertainment needs. Luxury is defined on all three floors, with upgraded MDF detailing, a two-tone kitchen, a glass staircase railing, a luxurious lighting package with premium built-in finishes and more... The second level hosts a bonus room, a master bedroom vaulted ceiling retreat with a 5-piece ensuite bathroom, a stand-alone tub, his and hers sinks, a custom shower, and a walk-in closet. Two additional bedrooms with a 4-piece bathroom and a laundry room with added convenience complete the second floor. The Legalized 2-bedroom basement suite is a cozy retreat covered in premium upgraded luxury vinly flooring, a living room, a full-size floor-to-ceiling kitchen with a stainless steel appliance package, a 4-piece bathroom, and two great-sized bedrooms. It's a masterpiece of design and craftsmanship, offering a rare blend of sophistication and comfort in one of Calgary's most sought-after neighbourhoods. Welcome to a lifestyle of luxury and distinction. This home is conveniently located just a 10 to 15 minute drive to downtown, Bow River walking paths, and a short walk to Bowness Park. Close to the University of Calgary, two hospitals, the new Baker Centre, the new Superstore, Greenwich Farmers Market, and Trinity Hills box stores are only a few blocks away, with easy access west to the mountains.\* DON'T MISS IT\***

Inclusions:  
Property Listed By:

**N/A**  
**URBAN-REALTY.ca**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













