



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4623 81 Street, Calgary T3B 2P5**

MLS®#: **A2171561**

Area: **Bowness**

Listing Date: **10/09/24**

List Price: **\$849,900**

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:

**1,959**

Year Built:

**2012**

Low Sqft:

Lot Information

Ttl Sqft:

**1,959**

Lot Sz Ar:

**3,089 sqft**

Lot Shape:

DOM

**9**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Low Maintenance Landscape,Landscaped,Native Plants,Yard Lights,Private,Treed  
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **BBQ gas line,Garden,Lighting,Private Yard**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Quartz Counters,Skylight(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>7`8" x 5`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`7" x 4`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`2" x 10`5"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`10" x 3`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 12`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`5" x 9`8"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>13`10" x 13`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`7" x 5`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`2" x 9`1"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`0" x 6`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`9" x 9`4"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`6" x 4`8"</b>

Bonus Room	Second	11`8" x 8`5"	4pc Bathroom	Second	5`10" x 8`0"
4pc Ensuite bath	Second	15`7" x 6`2"	3pc Bathroom	Basement	7`4" x 8`3"
Furnace/Utility Room	Basement	11`5" x 7`5"	Bedroom	Basement	12`0" x 13`2"
Walk-In Closet	Basement	6`0" x 5`2"	Game Room	Basement	16`11" x 18`8"
Furnace/Utility Room	Basement	11`5" x 7`5"	Walk-In Closet	Basement	6`0" x 5`2"
Game Room	Basement	16`11" x 18`8"			

Legal/Tax/Financial

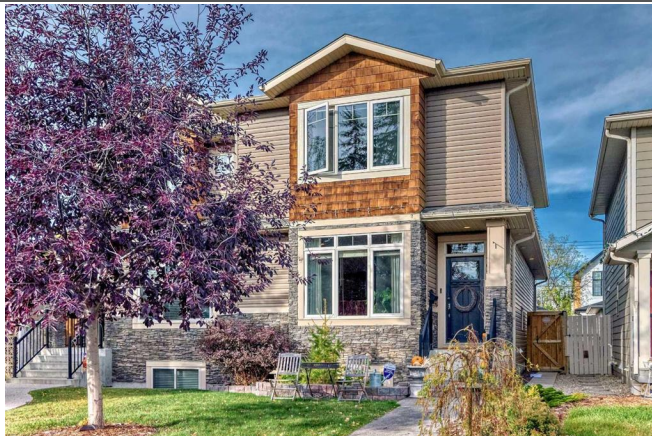
Title: Zoning:  
**Fee Simple** R-CG  
 Legal Desc: **1211483**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY OCT 19th 11-1pm \*\*\*\*This stunning semi-detached home in the vibrant community of Bowness offers almost 3000sf of developed living space with 4 bedrooms, 3.5 baths, and impeccable craftsmanship. Do you ever say "Things aren't built like they used to be"?? Built by the builder (Maximus General Contracting Ltd) for his own family, the home showcases high-quality construction, thoughtful design, and modern amenities, making it a truly standout property. Built with solid 2x6 construction for enhanced durability and insulation, this home is designed to last. Solid core doors throughout ensure a quiet and premium living experience, while quartzite island, full tile backsplash, granite counters, upgraded lighting, built in speakers, keyless entry and hardwood floors add to its modern appeal. Major financial \$\$ investment has created a private and nearly maintenance free Backyard: The backyard is a private oasis, beautifully landscaped by Rock Bottom Landscaping, known for their stunning and meticulous work. The yard is filled with mostly perennials, meaning its beauty will return year after year with minimal upkeep. With sunny SOUTHWEST exposure, this outdoor space is perfect for relaxing, entertaining, or enjoying nature. With 4 bedrooms and 3.5 baths, this home offers ample space for family living. The open-concept design & SW exposure allows natural light to flood the living areas, creating a warm and welcoming environment. Prime Location in Bowness: Just blocks from Bowness Park, you'll have access to fantastic outdoor activities like walking, biking, cross country skiing, skating, stand-up paddleboarding, and fishing. This home offers both nature and convenience right at your doorstep. SCHOOLS! Every level of school is within walking distance. The high school and K-6 are 3 & 5 blocks away. SHOPPING! Minutes away from Superstore, Save-On and the fantastic new CALGARY FARMERS MARKET. CANADA OLYMPIC PARK is also a short 5 minute drive. Built to Last, Designed for Comfort & Lifestyle. This well-built, beautifully landscaped home offers the perfect combination of high-quality construction, modern features and an unbeatable location. Bowness is fast becoming one of Calgary's most desired neighborhood's! OUR STANDOUT FEATURES TO COMPARE: BUILT BETTER. INCREDIBLE PROFESSIONAL LANDSCAPING, SOUTHWEST EXPOSURE.**

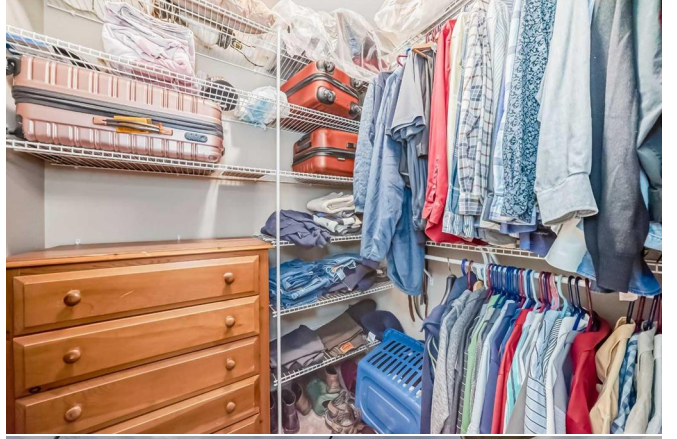
Inclusions: N/A  
 Property Listed By: **KIC Realty**

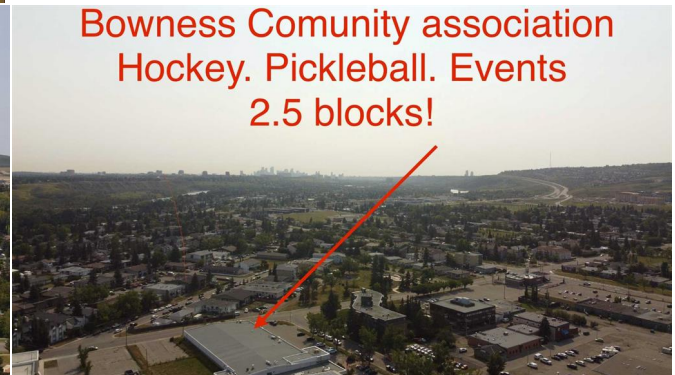
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











3 Blocks to The beautiful Bow River



