



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4814 70 Street, Calgary T3B2K6**

MLS®#: **A2181907**

Area: **Bowness**

Listing Date: **12/04/24**

List Price: **\$844,900**

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:

**1,834**

Year Built:

**2025**

Low Sqft:

Ttl Sqft:

**1,834**

Lot Information

Lot Sz Ar:

**2,996 sqft**

Lot Shape:

DOM

**17**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Level,Rectangular Lot**

**Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

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

Construction:

**Brick,Cement Fiber Board,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Gas Stove,Microwave,Refrigerator**

Int Feat:

**Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`5" x 5`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`11" x 13`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`9" x 10`7"</b>	<b>Family Room</b>	<b>Upper</b>	<b>10`1" x 10`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`10" x 15`11"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>9`5" x 6`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 5`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 12`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`0" x 13`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`0" x 13`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`8" x 10`1"</b>			

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**2412132**

**R-CG**

Remarks

Pub Rmks: **Nestled just steps from the Bow River Pathway, this stunning home offers the perfect blend of elegance, practicality, and luxury living. Families will love the convenience of having schools for all ages within walking distance, while the serene location provides endless opportunities for outdoor adventures. Inside, oversized windows flood the space with natural light, highlighting the cozy living room with a gas fireplace framed by Italian tile. The chef's kitchen is a masterpiece, featuring ample cabinetry, a gas stove, and expansive counters ideal for entertaining. A hidden mudroom with seamless access to the double garage and a powder room with soaring 11-foot ceilings add both functionality and style. Upstairs, the master suite is a true retreat with an oversized window, a walk-in closet, and a spa-like ensuite complete with a freestanding tub, a floor-to-ceiling tiled shower, and a chic barn door. The fully finished basement elevates the home further, featuring a sleek wet bar, a bedroom, a spacious entertainment area, and a luxurious 4-piece bath. Perfectly designed for modern living, this home combines thoughtful details, high-end finishes, and an unbeatable location—offering Calgary's homebuyers a truly exceptional place to call home. Second side of the duplex is also available!**

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

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













