



THE
A-TEAM

**RE/MAX
FIRST**

4623 81 Street, Calgary T3B 2P5

MLS®#: **A2188763**

Area: **Bowness**

Listing Date: **01/20/25**

List Price: **\$812,500**

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

2

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

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

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"	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"
Walk-In Closet	Basement	6`0" x 5`2"	Game Room	Basement	16`11" x 18`8"
Game Room	Basement	16`11" x 18`8"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1211483**

Zoning: **R-CG**

Remarks

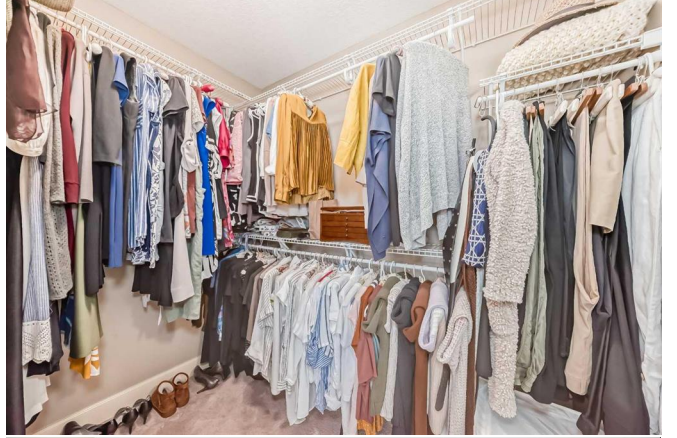
Pub Rmks: **This stunning semi-detached home in the vibrant community of Bowness offers almost 3000sf of developed living space with 4 bedrooms, 3.5 baths, and impeccable craftsmanship. Do you ever say "Things aren't built like they used to be"?? Built by the builder (Maximus General Contracting Ltd) 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**

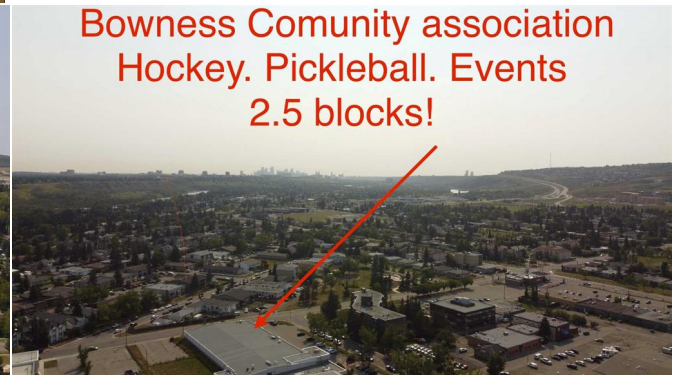
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











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