



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4707 81 Street, Calgary T3B 1Y5**

MLS® #: **A2194916**

Area: **Bowness**

Listing Date: **02/14/25**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 28-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2025**

Finished Floor Area

Abv Sqft: **1,660**

Low Sqft:

Ttl Sqft: **1,660**

Lot Information

Lot Sz Ar: **588 sqft**

Lot Shape:

DOM

**68**

Layout

Beds: **5 (4 1 )**

Baths: **4.5 (4 1)**

Style: **3 (or more) Storey**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Front Yard,Level**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Cement Fiber Board**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**  
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`5" x 14`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`8" x 11`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 4`6"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`1" x 10`4"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`11" x 6`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>8`11" x 8`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 8`9"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`9" x 4`10"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`1" x 4`10"</b>	<b>Bedroom</b>	<b>Third</b>	<b>11`4" x 8`1"</b>
<b>Bonus Room</b>	<b>Third</b>	<b>14`2" x 8`11"</b>	<b>Laundry</b>	<b>Third</b>	<b>3`0" x 2`7"</b>

4pc Bathroom  
Kitchen  
Laundry

Third  
Basement  
Basement

6`10" x 4`10"  
9`3" x 7`5"  
3`0" x 2`11"

Bedroom  
Living Room  
4pc Bathroom

Basement  
Basement  
Basement

10`1" x 8`4"  
13`5" x 11`11"  
6`10" x 4`10"

Legal/Tax/Financial

Condo Fee:  
**\$180**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-C2**

Legal Desc: **2510203**

Remarks

Pub Rmks: **Discover an exceptional opportunity to own a brand-new infill townhouse in the vibrant and rapidly growing community of Bowness! This beautifully designed home offers over 2,100 sq. ft. of thoughtfully crafted living space, featuring high-end finishes such as wide plank engineered hardwood floors, quartz countertops, fully tiled showers and bathtubs, designer lighting fixtures, and sleek LG stainless steel appliances. The standout feature of this property is the LEGAL SUITE in the basement—a rare find in new townhomes in the area—offering a fantastic rental income opportunity. Live in one unit and rent out the other, with fully separate utilities for each space, including independent water, gas, and electricity (8 meters in total for the 4plex). The entire home is built for comfort and efficiency, with full insulation in all interior walls and a 5-6" spray-foamed roof. Upstairs, you'll find 3 spacious bedrooms on the 2nd floor plus a 4th bedroom & bonus room on the third floor. Off of the spacious bonus room leads to a stunning rooftop patio with breathtaking views of COP and the Rocky Mountains—perfect for entertaining or relaxing. Wide interior stairs and high-end railings add to the thoughtful design and superior craftsmanship. With a convenient private front separate entrance, the legal basement suite is equally as well designed with both function and style. Large windows add bright natural light, making the suite welcoming and extra desirable. Located in a prime area of Bowness, this home is just steps from the River, Bowness Park, and endless outdoor recreation opportunities. With quick access to the mountains and close proximity to downtown, this is your chance to invest in a flourishing community before it reaches full build-out. Don't miss this unique opportunity to own a brand-new home and become a landlord at the same time!**

Inclusions:  
Property Listed By: **NA**  
**eXp Realty**

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























