

# \$799,900 - 4707 81 Street Nw, Calgary

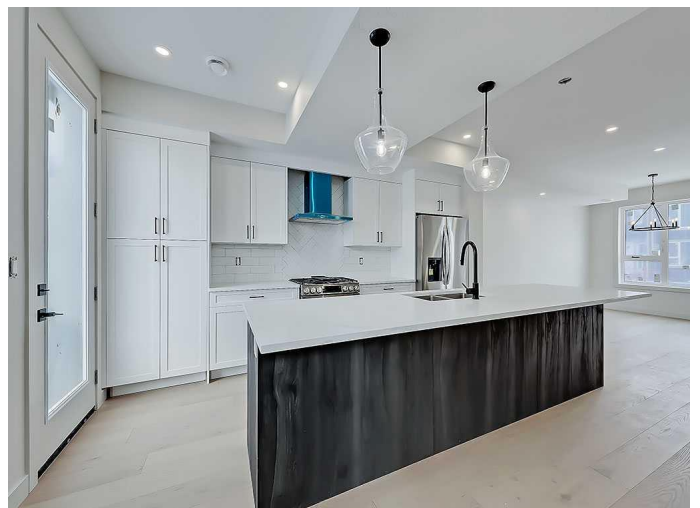
MLS® #A2194916

**\$799,900**

5 Bedroom, 5.00 Bathroom, 1,660 sqft  
Residential on 0.01 Acres

Bowness, Calgary, Alberta

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!

Built in 2025

### Essential Information

MLS® #	A2194916
Price	\$799,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,660
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	4707 81 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Y5

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, Closet Organizers, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Chandelier
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Lighting
Lot Description	Front Yard, Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	February 14th, 2025
Days on Market	72
Zoning	R-C2

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.