

# \$799,900 - 4705 81 Street Nw, Calgary

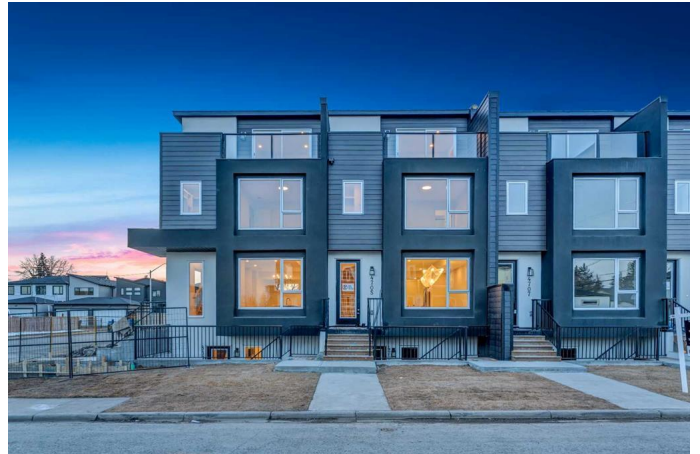
MLS® #A2203198

**\$799,900**

5 Bedroom, 5.00 Bathroom, 1,688 sqft  
Residential on 0.01 Acres

Bowness, Calgary, Alberta

\*\*\*OPEN HOUSE SATURDAY APRIL 5th  
2:30-4:30pm\*\*\* BRAND NEW 3 STOREY  
TOWNHOUSE | 4 BEDROOMS, 3.5  
BATHROOMS + 1 BEDROOM, 1 BATHROOM  
LEGAL SUITE | PRIVATE ENTRANCES,  
SEPARATE LAUNDRY & SEPARATE  
OUTDOOR SPACES | INCREDIBLE  
LOCATION WALK TO BOWNESS PARK &  
THE RIVER! Rare, brand new 3 storey, 4  
bedroom. 3.5 bathroom townhouse with the  
addition of a 1 bedroom LEGAL basement  
suite. No need to sacrifice space â€” you can  
have it all in the exceptional, well thought out  
home! Separate entrance, separate laundry  
and separate outdoor spaces for maximum  
privacy! Upgraded insulation throughout the  
complex and 6" spray foamed attic. This  
gorgeous new build perfectly blends style with  
function. The main floor is an open and airy  
retreat with high-end finishes, wide plank  
flooring, designer touches and a crisp new  
everything. Clear sightlines create effortless  
flow encouraging seamless conversations  
while dining, relaxing and cheffing. Culinary  
adventures await in the gorgeous kitchen  
featuring stainless steel appliances including a  
gas stove, full-height cabinets, stone  
countertops and a centre island with casual  
breakfast bar seating. The second level is  
home to 3 spacious and bright bedrooms  
including the primary oasis complete with a  
custom walk-in closet and a lavish ensuite with  
a huge, oversized shower. Gather in the third  
level bonus room and connect over movies



and games nights or head out to the expansive balcony for peaceful morning coffees or evening beverages. Also on this level is another full bathroom and a 4th bedroom offering a ton of versatility to any large family or for guests or a home office. Completely separate from the other levels the illegally suited basement is its own private escape. A private patio and entrance lead inside where the modern design elements are continued. The open floor plan offers a large living space and a sophisticated kitchen boasting stainless steel appliances, timeless subway tile and a breakfast bar at the peninsula island. A large, bright bedroom is handily located near the stylish 4-piece bathroom. Exceptionally located within walking distance to the Bow River, schools, transit, infinite shopping and dining options and the always popular Boness Park. Only a 15-minute commute downtown. Also close by are U of C, hospitals, Market Mall, Shouldice Pool, Winsport and much more! Don't miss out on this amazing opportunity! All 4 units can be purchased together. Please note that the photos are from the corner unit.

Built in 2025

### **Essential Information**

MLS® #	A2203198
Price	\$799,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,688
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse

Style	3 Storey
Status	Active

### Community Information

Address	4705 81 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1Y5

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 17th, 2025
Days on Market	17
Zoning	R-CG

### Listing Details

Listing Office

LPT Realty

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