

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

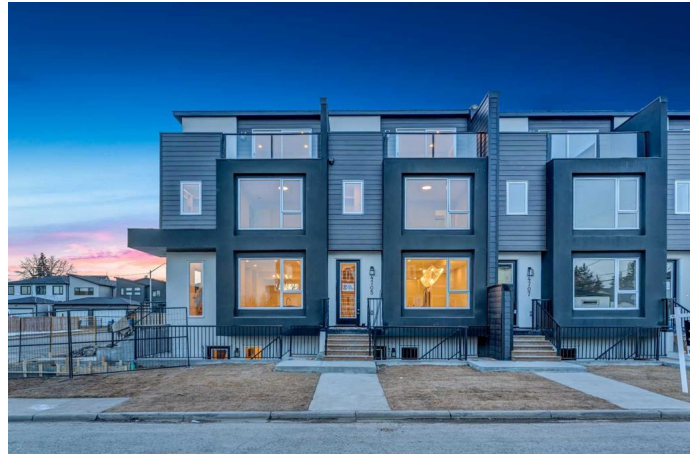
MLS® #A2203198

\$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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