

# \$899,000 - 4654 84 Street Nw, Calgary

MLS® #A2217845

**\$899,000**

4 Bedroom, 4.00 Bathroom, 1,900 sqft  
Residential on 0.07 Acres

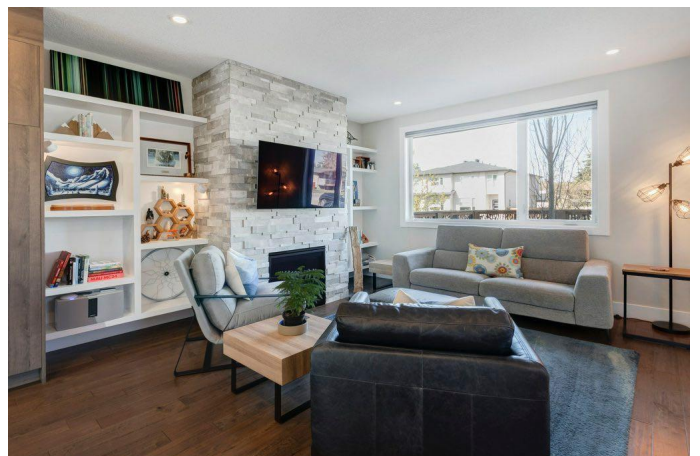
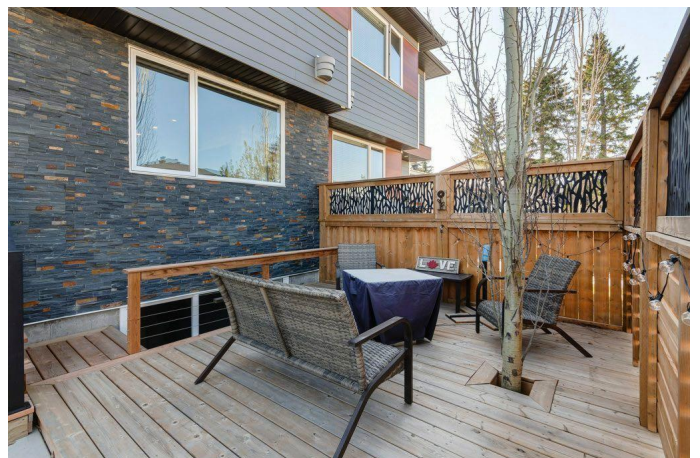
Bowness, Calgary, Alberta

This meticulously maintained, one-owner Bowness infill offers easy access to amenities, a quick downtown commute, and convenient escape to the Rockies. This desirable community is blocks from the Bow River, Bowness Park, transit, pathways, and schools.

The west-facing, fully fenced front yard features low-maintenance landscaping and a private patio perfect for relaxing and entertaining. Enjoy the morning sun in the east-facing backyard, which features a rare and convenient pull-through garage door for easy and private vehicle access, simplifying loading and unloading of groceries, sports equipment, as well as access to yard tools.

Inside, a beautifully appointed main floor features a stunning stone fireplace with functional, handcrafted built-ins in the living room. A private office with a large window offers a quiet workspace. The spacious kitchen, featuring a massive island and designer floor-to-ceiling cabinets, flows seamlessly into a large dining room overlooking the backyard. A practical mudroom with custom built-ins and a pocket door, along with a discreetly located powder room, complete this level.

Upstairs, a spacious primary bedroom offers stunning west-facing sunsets, an oversized walk-in closet with custom built-ins, and a luxurious five-piece ensuite boasts a luxurious



all-glass walk-in shower. Next is a convenient laundry room with drying racks and folding/ironing counters. Two additional east-facing bedrooms feature custom built-in closets and share a full bathroom with double sinks.

The finished basement, with large windows and high ceilings, offers a bright open area with full cabinets, a wet bar, a bar fridge, and an electric fireplace. A large fourth bedroom with a walk-in closet (currently a home gym) is adjacent to another full bathroom.

Additional comforts include a water softener, air conditioning, natural gas BBQ hookup, heated garage with pony panel, high efficiency HVAC with HRV, and central vac.

Smart home features include keypad locks, doorbell cameras, smart smoke/CO2 detectors, zoned heating with smart thermostats, smart Hunter Douglas blinds, and a smart garage door opener.

Peace of mind upgrades include a radon mitigation system, whole-home surge protector, and motion sensor exterior lighting.

This thoughtfully designed and meticulously cared-for home is ready for lasting memories.

Built in 2019

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2217845  |
| Price          | \$899,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,900     |

|            |                        |
|------------|------------------------|
| Acres      | 0.07                   |
| Year Built | 2019                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4654 84 Street Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 2R5           |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Insulated, RV Access/Parking, See Remarks, Drive Through, On Street, Plug-In |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                                      |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Basement, Electric, Gas, Living Room, Recreation Room   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage |
|-------------------|---|

|                 |   |
|-----------------|---|
| Lot Description | Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks, Street Lighting, Yard Lights |
| Roof            | Asphalt Shingle   |
| Construction    | Composite Siding, Concrete, Stone, Wood Frame   |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 1              |
| Zoning         | R-CG           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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