



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4640 81 Street NW
Calgary, Alberta

MLS # A2260635



\$650,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1953 (72 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	No Smoking Home		

Inclusions: Outdoor refrigerator

Step outside and experience your own private backyard oasis—perfect for relaxing, entertaining, or enjoying warm summer evenings. To top it all off, you’ll fall in love with the oversized, heated double detached garage—a dream space for car enthusiasts, hobbyists, or anyone needing extra room to work and play. Inside you’ll find 2 bedrooms upstairs and 3 bedrooms total and 2 bathrooms, this home is move-in ready and filled with charm. The bright and inviting main floor features modern updates, a functional layout, and plenty of natural light. Located in the vibrant community of Bowness, you’ll be close to parks, schools, shops, restaurants, and quick access to downtown, the river pathways, and the mountains. Call your Favourite REALTOR® today to schedule your showing.