



GRASSROOTS
REALTY GROUP

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4644 84 Street NW
Calgary, Alberta

MLS # A2263697



\$849,000

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,584 sq.ft.	Age:	1953 (72 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Quartz Counters, Separate Entrance, Soaking Tub		

Inclusions: Trampoline

Welcome to Your Versatile West Bowness Home with just over 2000 Sqr/ft of total living space. Nestled on a quiet street in the heart of West Bowness, this spacious and versatile property presents a rare opportunity for both large families and savvy investors. Set on a massive 50' x 123' lot, the home boasts a charming stucco exterior and offers views of Canada Olympic Park. Step inside and be greeted by a bright, spacious main floor bathed in natural light from west-facing windows. The updated kitchen is a true chef's dream, featuring granite countertops, a gas range, a large pantry, and ample cabinetry. This area flows seamlessly into the main living spaces, providing plenty of room for family gatherings and entertaining. For ultimate convenience, the main floor also includes a full bathroom and laundry facilities. This home is perfect for a growing family, offering four large bedrooms on the upper level. The generous primary bedroom is a standout, providing a secluded retreat with its own separate second-floor staircase and a massive walk-in closet. Beyond the main living area, the property offers fantastic income potential with an illegal bachelor suite. Featuring its own separate side entrance, kitchenette, 4-piece bathroom, and a laundry connection, this illegal suite is ideal for extended family or a significant mortgage helper. The huge, private, and fenced yard is an oasis featuring fruit trees and a playground area, while a large front concrete pad leads conveniently to the back. Enjoy your morning coffee on the covered front porch or host a summer BBQ on the rear deck off the kitchen. The Property also includes an oversized double garage, perfect for storage and parking. The location can't be beat! You're just steps away from nature with Bowness Park, Canada Olympic Park, and the home offers incredible access to community amenities all within walking distance to

elementary schools, transit, and just a few minutes' drive to shopping centers, Foothills & Children's Hospitals, University of Calgary (UofC), and major thoroughfares like Stoney Trail, TransCanada highway to the mountains, and city pathways leading straight to downtown. This is a rare opportunity to own a spacious home with modern updates, incredible appeal, and income potential in a friendly, sought-after neighbourhood. The possibilities are truly endless, whether you're looking for a perfect family home, a rental property, or a fantastic property to hold. Book your showing today!