



**GRASSROOTS**  
REALTY GROUP

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**4610 84 Street NW**  
**Calgary, Alberta**

**MLS # A2266725**



**\$850,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,053 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** NA

Seller instructed to drop the price to bring all the offers! Discover modern living at its finest in this brand-new luxury infill on a quiet street in sought-after West Bowness. This home perfectly blends style, comfort, and income potential. The open-concept main floor impresses with 9' ceilings, large windows, designer lighting, and warm wood accents. The chef's kitchen features quartz countertops, premium stainless-steel appliances, backsplash, and a stunning island perfect for entertaining. Enjoy cozy evenings in the spacious living room. Upstairs, the primary suite is a true retreat with a feature wall, walk-in closet, and spa-inspired ensuite with a freestanding soaker tub and rain shower. Two additional bedrooms, a stylish bathroom, and upper laundry complete this level. The legal 2-bedroom basement suite offers its own laundry, modern finishes, and a private side entrance—ideal for generating rental income or hosting extended family. Move-in ready, loaded with premium finishes, and designed for modern families who value smart investment—this home offers the perfect combination of luxury and practicality.