



GRASSROOTS
REALTY GROUP

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4603 79 Street NW
Calgary, Alberta

MLS # A2270272



\$774,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	864 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: Hot Tub (as-is), Pool (as-is), Dishwasher in Basement, Stove in Basement

ATTENTION INVESTORS, DEVELOPERS & HOME BUYERS! Incredible opportunity to own a 50' x 120' CORNER (R-CG) LOT in the heart of Bowness—a vibrant, fast-growing community just steps to the Bow River, BOWNESS PARK, and endless outdoor recreation. Close to schools, shopping, Winsport, the new Farmers Market, and with quick access to downtown or the mountains! The main floor offers 2 bedrooms + 1 bath, featuring a spacious primary suite (originally 2 rooms—easily converted back to 3 bedrooms). The bright kitchen showcases newer STAINLESS STEEL APPLIANCES and the family room overlooks the open field and community gardens across the street. A separate back entrance leads to the basement that offers an illegal basement suite with 1 bedroom, a den and laminate floors throughout, open family/dining space and a full bathroom! Lots of INCOME POTENTIAL. Several updates over the years include a NEWER ROOF on house & garage (2023/2024), windows, furnace & water tank (2020), and central vac (2020) to name a few. Enjoy your sunny WEST-facing BACKYARD OASIS featuring a beautiful built in, above ground POOL and HOT TUB + gazebo, garden beds, and an OVERSIZED 20x24 GARAGE. Whether you're looking to DEVELOP, INVEST, or enjoy a beautiful home with amazing outdoor space, this property offers LIMITLESS POTENTIAL in one of Calgary's most desirable communities!