



**4627 83 Street NW
Calgary, Alberta**

MLS # A2292481



\$849,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,000 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Paved, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Smart Home, Sump Pump(s), Walk-In Closet(s)

Inclusions: TV and mount in basement bedroom, built in cabinets in basement bedroom

Welcome to this stunning custom-built semi-detached home in the heart of vibrant Bowness. Just a short walk to Bowness Park, the Bow River pathways, shops, restaurants, and cafes, with quick access to Canada Olympic Park, downtown, and the mountains, this home offers the perfect blend of modern living and community lifestyle. Offering 2,828 sq ft of developed living space (1,999 sq ft above grade), this bright and open home features 4 bedrooms, 3.5 bathrooms, a main floor office, fully developed basement, and a double detached garage. The main level showcases 9' ceilings, engineered hardwood flooring, and a chef-inspired kitchen complete with granite countertops, a large island with breakfast bar, pantry, and premium stainless steel appliances including a 5-burner gas cooktop and a smart refrigerator with beverage door. The spacious dining area and inviting living room with gas fireplace create an ideal space for everyday living and entertaining. A functional mudroom with built-in bench and storage leads to the fully fenced backyard, featuring a lawn area and a concrete patio with pergola—perfect for outdoor enjoyment, while oversized custom front and back doors with added glass bring in an abundance of natural light. Upstairs, the primary suite offers a walk-in closet and a spa-inspired 5-piece ensuite with jetted soaker tub, double vanity, separate shower, and private water closet, along with two additional bedrooms, a 4-piece bath, upper-floor laundry, and a convenient computer nook. The fully finished basement features 9' ceilings, a large bedroom with walk-in closet, full bathroom, spacious family room with gas fireplace, wet bar, and ample storage—ideal for guests or entertaining. Additional highlights include central A/C, built-in vacuum system, custom blinds, upgraded lighting, smart lighting features, and an

oversized double detached garage with shelving. A rare opportunity to own a beautifully designed home in one of Calgary's most walkable and sought-after communities.