

# \$775,000 - 4639 83 Street Nw, Calgary

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MLS® #A2207130

## \$775,000

3 Bedroom, 3.00 Bathroom, 1,925 sqft  
Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to 4639 83 St NW, a beautiful infill home that combines style and practicality. This well-designed property features quality finishes and smart upgrades throughout. As you walk in, you'll notice the 9-ft ceilings and the stylish engineered hardwood flooring all throughout the home. The main floor includes a bright office space, ideal for working from home, and a kitchen with quartz countertops, with waterfall island, custom cabinets, and stainless steel appliances. The living room is cozy and modern, with a sleek gas fireplace. The mudroom has custom built-in lockers for added convenience. Upstairs, you'll find two spacious bedrooms, a full bathroom, and a laundry room. The master suite is a peaceful retreat, featuring a relaxing en-suite and a spacious walk-in closet. The west-facing backyard has a large patio, perfect for outdoor entertaining. The double detached garage with high ceilings offers plenty of storage. Other features include air conditioning for comfort all year round, and an undeveloped basement ready for your personal touch. Located within walking distance of Greenwich, which has a new farmers market, restaurants, coffee shops, and a spa. It's also close to Winsport, Stony Trail, Bowness Main Street, and the mountains, making it perfect for both convenience and outdoor lovers. Plus, there are many trails along the river for running and biking. This home is a great combination of comfort, style, and an active lifestyle.



Built in 2017

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2207130               |
| Price          | \$775,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,925                  |
| Acres          | 0.07                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4639 83 Street Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 2R1           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                     |

|                 |                        |
|-----------------|------------------------|
| # of Fireplaces | 1                      |
| Fireplaces      | Gas, Living Room, Tile |
| Has Basement    | Yes                    |
| Basement        | Full, Unfinished       |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Stucco, Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 11              |
| Zoning         | R-CG            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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