

\$739,800 - 4617 84 Street Nw, Calgary

MLS® #A2263285

\$739,800

3 Bedroom, 4.00 Bathroom, 2,077 sqft

Single Family on 0.07 Acres

Bowness, Calgary, Alberta

Custom-Built Infill Steps from Bowness Park | 3 Total Bedrooms + Bonus Room | 3,000+ sq.ft. of Living Space | - Live in the best part of Bowness, on a quiet street just steps from Bowness Park and the Bow River. Enjoy inner-city living with a small-town feel, surrounded by parks and pathways, while still minutes from downtown, Market Mall, the University of Calgary, Foothills Hospital, and quick routes to Stoney Trail and Highway 1 for an easy escape to the mountains. Skip the post-move expenses of a new build. This home already includes premium window coverings, central air conditioning, central vac, full landscaping (with loads of perennials), permanent exterior lighting, and a finished double garage with storage racks. Inside, the main floor is filled with west-facing light and offers a smart, open layout that balances flow and privacy. The spacious living area centres around a three-sided gas fireplace and built-in speakers, complemented by upgraded hardwood and 10-foot ceilings. The chef's kitchen impresses with full-height cabinetry, a large granite island, stainless steel appliances, gas range, and elegant tile backsplash. The dining area overlooks the fully finished backyard, perfect for entertaining, and the front room provides ideal space for a home office or den. Upstairs features two bedrooms plus a large bonus room easily converted to a third bedroom. The primary suite is a retreat with vaulted ceilings, skylights, a huge walk-in closet, and a luxurious ensuite with heated



floors, dual sinks, and a private water closet. A convenient upper laundry with sink and built-ins, along with a hallway workstation, add extra function. The developed basement continues the high standards with 9-foot ceilings, a spacious rec room with gas fireplace, a third bedroom, full bath with heated floors, and rough-ins for a wet bar. The private, low-maintenance backyard features patio stone, mature trees, a fire table, and exterior accent lighting that extends to the garage. Bowness is one of Calgary's most beloved communities, home to Bowness Park, the new and exciting University District, Bowmont Park, and Shouldice Park, plus quick access to Calgary Farmers' Market West, Winsport, and top schools. Inner-city living doesn't get better than this, a beautiful home and a sound investment in one.

(id:6289)

Built in 2012

Essential Information

Listing #	A2263285
Price	\$739,800
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,077
Acres	0.07
Year Built	2012
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4617 84 Street Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B2R4

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave Range Hood Combo
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	MaxWell Capital Realty
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Listing information last updated on October 14th, 2025 at 5:16am PDT