

4614 84 Street NW
Calgary, Alberta

MLS # A2220296



\$784,900

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|------------------|--|---------------|-------------------|
| Division: | Bowness | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,845 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Re | | |

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|--------------------|---------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: murphy bed with mattress, TV bracket in basement, outdoor play structure

OPEN HOUSE - Sat May 17th & Sun. May 18th - 1-3pm Where Immaculate Meets Imaginative — Bowness Beauty with a Secret Twist Tucked away on a quiet, street in the heart of Bowness, this immaculately maintained 3-bedroom semi-detached home offers a perfect balance of comfort, style, and fun. Inside, the open main floor invites you to relax or entertain with ease. Upstairs, you'll find three spacious bedrooms, including a sun-filled primary retreat with room for a king-sized bed, generous closet space, and a serene feel that makes it easy to unwind at the end of the day. The additional bedrooms are perfect for kids, guests, or a home office — offering flexibility for growing families or professionals. Downstairs, adventure awaits with a custom climbing wall in the finished basement — and tucked cleverly within it, a hidden clubhouse sure to delight kids (and kids at heart). It's a home that encourages imagination, movement, and memorable moments. Step outside to a private backyard sanctuary, ideal for summer BBQs and peaceful evenings under the stars. All this, in one of Calgary's most vibrant and welcoming communities — close to parks, top-rated schools, the Bow River, and everything Bowness has to offer. This isn't just a home — it's a lifestyle, filled with light, character, and a few surprises. Come see it for yourself.