

\$849,900 - 4644 84 Street Nw, Calgary

MLS® #A2265999

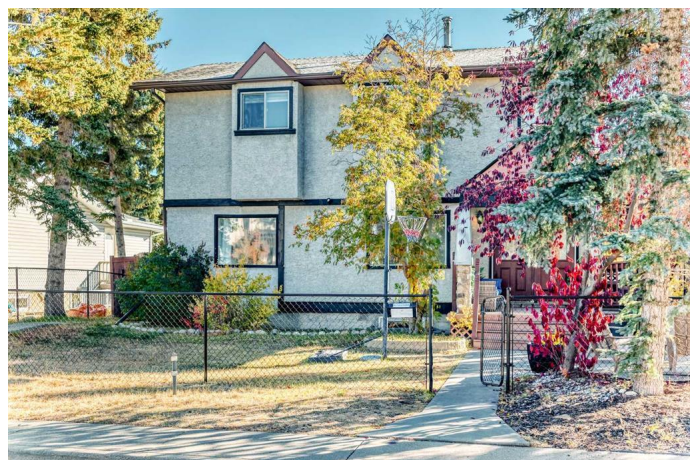
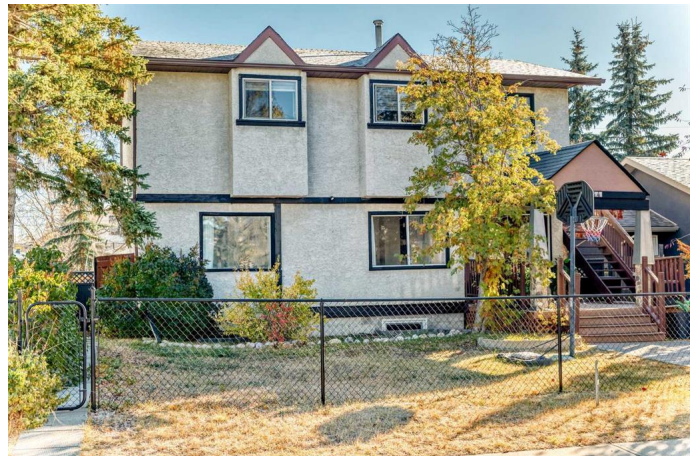
\$849,900

4 Bedroom, 3.00 Bathroom, 1,612 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

50' X 124' LOT/ R-CG ZONING/SEPARATE ENTRANCE/BACHELOR SUITE/4-BED/3 BATH/1612 SQ FT. Seize the opportunity! This rare and extensive 1990 remodel transformed the original bungalow into a beautifully upgraded two-storey house. Nestled on a quiet street in the heart of WEST Bowness, with over 2150 Sq/ft of total living space, this versatile property presents an excellent opportunity, whether you seek a comfortable family home, a reliable rental investment, or strategic land for a future 4-plex development with secondary suites. The home boasts a charming STUCCO exterior, four entrances and both levels offer beautiful views of Canada Olympic Park (especially during the skiing season). The main floor has a large entrance with an exterior FRONT PORCH. Step inside and be greeted by a bright, spacious main floor bathed in natural light from west and south facing windows. The upgraded kitchen (2018) is a true chef's dream, featuring GRANITE countertops finished with a stylish, easy-to-clean ceramic tile backsplash, vinyl flooring, a gas range, a large pantry, and new IKEA white cabinets + SS appliances. This area flows seamlessly into the main living spaces with upgraded laminate flooring, providing plenty of room for family gatherings and entertaining. For ultimate convenience, the main floor also includes a full bathroom and laundry facilities (2015). Off the kitchen you have access to a large deck with full exposure to the HUGE BACKYARD. This



home is perfect for a growing family, offering FOUR large bedrooms on the upper level. The generous primary bedroom is a standout, providing a secluded retreat with its own separate second-floor staircase and a massive walk-in closet. Beyond the main living area, the property offers fantastic income potential with an illegal BACHELOR SUITE built in 2015. Featuring its own separate side entrance and sidewalk, KITCHENETTE, 4-piece bathroom, and a laundry connection, along with an EGRESS window and new TILE flooring. This spacious illegal suite is ideal for extended family or a significant mortgage helper with the potential of generating about \$1200/month. The huge, private, and fenced yard is an oasis featuring fruit trees and a playground area, while a large front concrete pad leads conveniently to the back. Enjoy your morning coffee on the covered front porch or host a summer BBQ on the rear deck off the kitchen. The Property also includes an OVERSIZED (24x24) DOUBLE garage, perfect for storage and parking. This PRIME LOCATION can't be beat! You're just steps away from nature with Bowness Park, Canada Olympic Park, Winsport. In addition, the home offers incredible access to community amenities all within walking distance to elementary & high schools, transit, and just a few minutes' drive to shopping centres, new Calgary Farmers market, Foothills & Children's Hospitals, University of Calgary (UofC), and major thoroughfares like Stoney Trail, TransCanada highway to the mountains, and city pathways leading straight to downtown.

Built in 1953

Essential Information

MLS® #	A2265999
Price	\$849,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,612
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4644 84 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B2R5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Central Vacuum, Kitchen Island, Quartz Counters, Separate Entrance, Soaking Tub
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Fruit Trees/Shrub(s), Level, Low Maintenance Landscape, Private
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Days on Market	21
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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