



## 4632 85 Street Calgary Alberta

\$579,999

Experience the charm of the highly sought-after Bowness community! Situated on a generous 50-FOOT WIDE LOT, this property has been re-zoned to RC-G, presenting an incredible INVESTMENT OPPORTUNITY. The well-maintained bungalow offers an OPEN-CONCEPT floor plan, perfect for entertaining. It features four spacious bedrooms, two full bathrooms, and stylish laminate flooring throughout. Latest UPDATES include new basement windows installed in recent years, and the attic was re-insulated and air-sealed in 2022, enhancing the home's energy efficiency. A DETACHED DOUBLE GARAGE adds convenience and ample storage space. The large windows throughout the home provide an abundance of natural light, creating a bright and welcoming atmosphere. Move-in ready, this home is ideally located within walking distance of multiple schools and just a short 5 minute stroll to the river, restaurants, pubs, coffee shops, and more. Don't miss out--book your showing today! (id:6769)

Family room 24.00 Ft x 10.75 Ft

Recreational, Games room 15.42 Ft x 10.92 Ft

Bedroom 11.58 Ft x 10.67 Ft

3pc Bathroom 5.92 Ft x 5.50 Ft

Laundry room 8.75 Ft x 6.33 Ft

Living room 16.42 Ft x 11.42 Ft

Kitchen 15.67 Ft x 11.33 Ft

Bedroom 11.92 Ft x 9.17 Ft

Bedroom 9.92 Ft x 9.25 Ft

Bedroom 11.42 Ft x 7.92 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

<https://www.vinnydoal.ca/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)