



# 4608 70 Street Calgary Alberta

\$760,000

RARE OFFERING -- Legal Basement Suite + Income Potential in Bowness. This fully renovated bungalow features a city-approved, registered legal basement suite, offering an exceptional opportunity for homeowners and investors alike. Fully permitted, conforming, inspected, and approved, the secondary suite meets current building code--providing true peace of mind, lender approval, and insurance-friendly ownership (not an illegal suite). With over 1,719 sq ft of total developed living space, this detached home offers a modern, open-concept layout with separate private entrances to both levels, making it ideal to live up and rent down, generate rental income, or operate as a long-term or short-term rental (Airbnb). The property includes 4 bedrooms and 2.5 bathrooms, with the self-contained lower suite offering 2 bedrooms, a full kitchen, in-suite laundry, large bright windows, high ceilings, and modern finishes. The main level is bright and stylish, featuring luxury LVP flooring throughout, an open-concept living space, and a trendy feature wall that adds a contemporary design touch. Extensive upgrades include: newer appliances, a recently upgraded furnace, newer fascia, soffits, eaves, fencing, railings, and numerous newer windows, creating a light-filled, move-in-ready home. Situated on a massive 5,690+ sq ft lot, this property also offers outstanding future redevelopment potential, with the ability to build a second dwelling or explore four-plex development (subject to City approval)-making this an excellent holding property and long-term investment opportunity with strong cash-flow potential. Outdoors, enjoy ample space for entertaining, recreation, or expansion, plus an oversized double garage and an additional parking pad capable of accommodating multiple vehicles or an RV. Perfectly located in the heart of historic and charming Bowness, just steps from a playgroun...

Listing Presented By:



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**RE/MAX Realty Professionals**

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Recreational, Games room 10.67 Ft x 13.42 Ft

4pc Bathroom 5.00 Ft x 8.25 Ft

Other 10.67 Ft x 13.67 Ft

Bedroom 10.92 Ft x 10.08 Ft

Bedroom 10.83 Ft x 9.67 Ft

Laundry room 10.08 Ft x 7.33 Ft

Living room 12.17 Ft x 13.58 Ft

Dining room 9.92 Ft x 13.25 Ft

Kitchen 12.00 Ft x 12.17 Ft

Primary Bedroom 10.75 Ft x 12.33 Ft

2pc Bathroom 3.00 Ft x 4.67 Ft

Bedroom 7.50 Ft x 12.17 Ft

Furnace 8.83 Ft x 6.25 Ft

4pc Bathroom 4.83 Ft x 7.58 Ft