

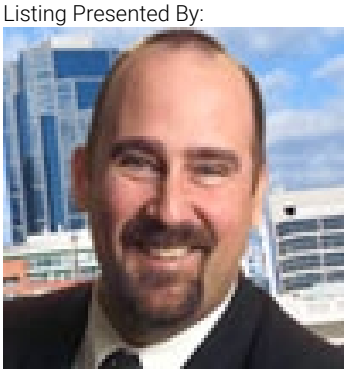
4651 79 Street Calgary Alberta

$917,900

PRIME INNER-CITY LOCATION FACING GREENSPACE | 2-BEDROOM LOWER LEGAL SUITE WITH SEPARATE SIDE ENTRY | BUY ONE OR BOTH SIDES OF THE DUPLEX Welcome to a masterfully executed, brand-new semi-detached infill offering an unparalleled blend of high-end architectural design, premium finishes, and exceptional functional utility in the vibrant northwest community of Bowness. Situated on an exceptionally quiet residential street, this home directly faces a beautiful mature greenspace right behind the local high school, providing an expansive and airy front exposure that is incredibly rare for inner-city properties. Step inside to a bright, open-concept main floor boasting 9 foot ceilings, moving effortlessly from a window-framed front dining area into a chef-inspired central kitchen featuring full-height cabinetry, quartz countertops, and a massive central island with an attached desk, before finishing in a rear living room anchored by a floor-to-ceiling tiled fireplace. The upper floor continues the home's elevated atmosphere, showcasing a primary retreat with an elegant tray ceiling detail, a spacious walk-in closet, and a luxurious 5-piece ensuite equipped with dual vanities, a separate glass shower, and a freestanding soaker tub. Two additional bedrooms share a pristine 4-piece bath with vertical tile work, situated alongside a dedicated laundry room that boasts a secondary sink, upper storage cabinets, and a custom patterned tile floor. The fully finished lower level offers an incredible turnkey opportunity, hosting a spacious 2-bedroom legal suite equipped with its own completely separate exterior side entrance, durable luxury vinyl plank flooring, a large living area, 9 foot ceilings, a full 4-piece bathroom, and a full kitchen with flat-panel white cabinetry and stainless steel appliances. Out back, the yard transitions into a private outdoor oasis with a fully fenced...

4pc Bathroom 4.83 Ft x 8.00 Ft
Bedroom 13.67 Ft x 9.83 Ft
Laundry room 5.33 Ft x 6.42 Ft
Furnace 7.50 Ft x 9.00 Ft
Bedroom 11.00 Ft x 10.08 Ft
Kitchen 13.25 Ft x 14.50 Ft
Dining room 11.25 Ft x 10.75 Ft
Kitchen 15.92 Ft x 18.92 Ft
Other 5.42 Ft x 15.42 Ft
4pc Bathroom 8.92 Ft x 4.92 Ft
Bedroom 9.83 Ft x 13.83 Ft
Family room 13.42 Ft x 9.33 Ft

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company

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Recreational, Games room 13.75 Ft x 10.25 Ft

2pc Bathroom 5.42 Ft x 5.08 Ft

Foyer 8.83 Ft x 8.75 Ft

Living room 14.00 Ft x 17.08 Ft

Primary Bedroom 12.92 Ft x 17.33 Ft

5pc Bathroom 8.50 Ft x 14.83 Ft

Bedroom 9.83 Ft x 13.83 Ft