

**4644 84 Street NW
Calgary, Alberta**

MLS # A2265999



\$869,900

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,612 sq.ft.	Age:	1953 (72 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Fruit Trees/Shrub(s), Le		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Quartz Counters, Separate Entrance, Soaking Tub		

Inclusions: Trampoline, 2nd Fridge, dishwasher, Stove in basement

Welcome to West Bowness , rare to find large 2 -storey home situated on a massive 50x124 ft size lot with over 2150 Sq/ft of total living space. Nestled on a quiet street in the heart of West Bowness, this spacious and versatile property presents a rare opportunity for both large families and savvy investors. The home boasts a charming stucco exterior, four entrances and offers beautiful views of Canada Olympic Park (especially during the skiing season). The main floor has a large entrance with an exterior front porch (2015). Step inside and be greeted by a bright, spacious main floor bathed in natural light from west and south facing windows. The updated kitchen (2018) is a true chef's dream, featuring granite countertops, vinyl flooring, a gas range, a large pantry, and new white cabinets + SS appliances. This area flows seamlessly into the main living spaces with updated 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 illegal suite is ideal for extended family or a significant mortgage helper. 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. The location can't be beat! You're just steps away from nature with Bowness Park, Canada Olympic Park, Winsport and 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), Bowness library & eateries and major thoroughfares like Stoney Trail, TransCanada highway to the mountains, and city pathways leading straight to downtown. This is a superb opportunity to own a spacious home with modern updates, incredible appeal, and income potential in a friendly, sought-after neighbourhood. The possibilities are truly endless, whether you're looking for a perfect family home, a rental property, or a fantastic property to hold. Book your showing today!