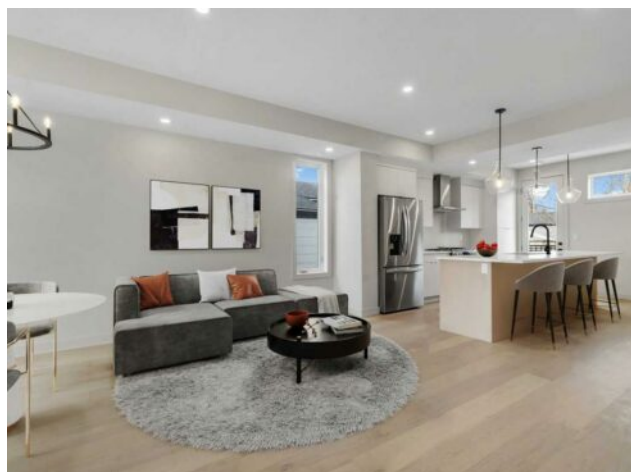


**4708 81 Street NW
Calgary, Alberta**

MLS # A2211214



\$799,000

Division:	Bowness		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,690 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Legal Suite: Dishwasher, Electric Range, Microwave Hoodfan, Refrigerator

OVER 2,200 square feet of expertly designed developed space in this brand new infill townhouse with LEGAL BASEMENT SUITE. Comfortably live upstairs with 4 bedrooms & 4 bathrooms while renting out the legal basement suite and growing your real estate portfolio. There is ample space spread over 3 floors, including a spacious 3rd floor bonus room leading onto a ROOFTOP patio with VIEWS of COP and more! All of the finishes were professionally designed, assuring high quality and a classic look to last for years to come. With high end craftsmanship, stainless steel appliances, wide plank engineered wood flooring, additional insulation throughout, 8 separate utility meters for the 4-plex complex, and extended new home warranty, you have peace of mind that you're investing in an amazing home. Bowness is rapidly growing and not only does it provide a community-centered outdoor lifestyle, it provides an opportunity for future growth on your investment. A townhouse like this is a rare find and an excellent choice for first time home buyers, young families, and investors alike!