

# \$649,000 - 4631 81 Street Nw, Calgary

MLS® #A2220228

**\$649,000**

5 Bedroom, 2.00 Bathroom, 1,203 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Charming Family Home on a Massive R-CG  
Lot â€” Endless Possibilities!

Step into this adorable and spacious residence set on an expansive over 6,000 sq. ft. R-CG lot, offering incredible potential to make this home truly your own. The inviting main floor welcomes you with gleaming **HARDWOOD** floors, a tasteful tiled entryway, and a stunning heated sunroom that opens onto a large covered patioâ€”perfect for year-round entertaining and relaxation.

Featuring three well-sized bedrooms on the main floor, the stylish 4-piece bathroom boasts a tile surround tub/shower, Corian countertops, and elegant Oak cabinetry. The fully finished basement adds two additional bedrooms and a beautifully renovated bathroom with a tile-surrounded shower, spacious vanity, and chic tile flooring.

Outside, the enormous backyard is an absolute showstopper, complete with a storage shed and ample space for an added garage or custom developmentâ€”imagine the possibilities!

**\*\*BONUSES:\*\*** Brand new hot water tank (2025) and updated furnace main panel (2022) offer peace of mind for years to come.

Perfectly located just two blocks from Bowness High School, 2.5 blocks to the scenic Bow



River Pathway, and close to shopping, public transportation, and all the amenities you need.

This home is a rare gem for families or investors looking for space, style, and versatility – don’t let it slip away!

Built in 1954

**Essential Information**

MLS® #	A2220228
Price	\$649,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,203
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4631 81 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2P5

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 17th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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