

**4660 82 Street NW**  
**Calgary, Alberta**

**MLS # A2316823**



**\$725,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,759 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Situated on a quiet, neighbourly street in the heart of Bowness, this modern half-duplex delivers an elevated residential experience that effortlessly balances urban sophistication with the relaxed lifestyle of one of Calgary's most dynamic communities. The exterior architecture features striking contemporary lines and premium stone detailing that immediately establish a refined curb appeal. Perfectly positioned for both daily convenience and weekend escape, the property sits just steps from beloved local cafes, shops and the Bowness park path system, while offering a remarkably quick exit toward either the downtown core or the Rocky Mountains. Inside, an airy and thoughtful layout unfolds across two fully finished levels, each boasting expansive ceilings that maximize light and volume. The main floor opens into a highly functional blueprint anchored by rich, warm hardwood floors and illuminated by crisp LED pot lighting. At the front of the home, an exceptional dedicated home office provides a quiet, professional environment complete with oversized windows. The heart of the home is a seamless open-concept kitchen and living area where custom dark cabinetry contrasts elegantly with sleek white quartz countertops, high-end stainless steel appliances, and a mosaic tile backsplash. A large island commands the space as a natural hub for hosting, transitioning smoothly into the adjoining living room. Here, massive windows frame views of the private, low-maintenance backyard and large stone patio, ideal for seamless indoor-outdoor entertaining. The upper level transitions into a deeply restorative sanctuary, highlighted by a primary bedroom suite with dramatic vaulted ceilings, custom closet organizers, and a large, spa-inspired ensuite bathroom. The ensuite is an editorial-grade retreat featuring dual vanities, modern fixtures, and a glass-enclosed walk-in shower

with floor-to-ceiling tile work. Two additional bedrooms, 4 piece-bath, and upper level laundry round out the second floor. Throughout the rest of the home, custom integrated storage maintains a clean, minimalist aesthetic. Complete with a double detached garage at the rear, this property represents a masterfully designed, turnkey opportunity for buyers seeking architectural substance and an uncompromised lifestyle in Bowness.