

4649 79 Street NW
Calgary, Alberta

MLS # A2343168



\$919,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,031 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Veneer	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

PRIME INNER-CITY LOCATION FACING GREENSPACE | 2-BEDROOM 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 exceptional blend of modern design, high-end millwork, and versatile living spaces in the vibrant northwest community of Bowness. Situated on an exceptionally quiet residential street, this home directly faces a mature greenspace right behind the local high school, providing open views and an airy front exposure that is rare for inner-city living. Step inside to an open-concept main floor boasting 9 foot ceilings, starting with a sleek front entryway fitted with dark custom built-in cabinetry and bench seating. The layout flows naturally past the window-framed dining area into a show-stopping central kitchen highlighted by warm two-tone wood and matte black cabinetry, premium quartz countertops, a tiled backsplash, and a massive dark-accent island with seating and designer pendant lighting. The rear living room is anchored by an electric fireplace with a floor-to-ceiling textured tile surround flanked by custom open wood display shelves, creating an inviting space to unwind with views of the backyard. Upstairs, the private quarters include a primary suite with an elegant tray ceiling, a large window overlooking the area, and a sliding barn door that reveals a spa-inspired 5-piece ensuite with a wood vanity, dual sinks, a freestanding soaker tub, and a glass-enclosed shower. Two additional bedrooms share a pristine full bathroom, while a dedicated upper laundry room adds daily convenience. The fully finished lower level features a complete 2-bedroom legal suite with its own separate exterior side entrance, durable vinyl plank flooring, a bright living space, a full bathroom, and a kitchen equipped with stainless steel

appliances and wood-grain cabinetry. Out back, the private fenced yard offers a fresh lawn, a concrete patio walkway, and access to a fully finished double detached garage. Conveniently located near the Bow River pathway system, Bowness Park, WinSport, and major commuter routes, this property pairs day-to-day livability with strong investment potential, with both sides of the duplex completed and available for purchase either individually or together.