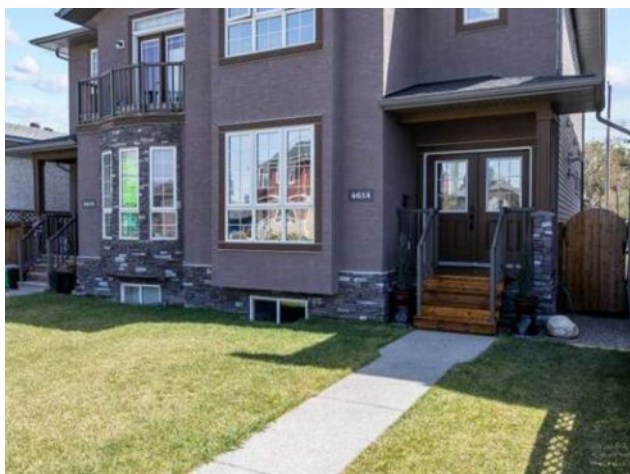


4614 84 Street NW
Calgary, Alberta

MLS # A2220296



\$784,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,845 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	murphy bed with mattress, TV bracket in basement, outdoor play structure		

Open House Saturday June 7 - 12pm-2pm & Sunday June 8 - 1pm-3pm Where Immaculate Meets Imaginative & Bowness Beauty with a Secret Twist!!! Tucked away on a quiet street in the heart of Bowness, this immaculately maintained 3-bedroom semi-detached home offers a perfect balance of comfort, style, and fun. Inside, the open main floor invites you to relax or entertain with ease. Upstairs, you'll find three spacious bedrooms, including a sun-filled primary retreat with room for a king-sized bed, generous closet space, and a serene feel that makes it easy to unwind at the end of the day. The additional bedrooms are perfect for kids, guests, or a home office & offering flexibility for growing families or professionals. Downstairs, adventure awaits with a custom climbing wall in the finished basement & tucked cleverly within it, a hidden clubhouse sure to delight kids (and kids at heart). The basement living area also includes a built-in Murphy bed, making it easy to convert the space into a comfortable guest room whenever needed. It's a home that encourages imagination, movement, and memorable moments. Step outside to a private backyard sanctuary, ideal for summer BBQs and peaceful evenings under the stars. All this, in one of Calgary's most vibrant and welcoming communities & close to parks, top-rated schools, the Bow River, and everything Bowness has to offer. This isn't just a home & it's a lifestyle, filled with light, character, and a few surprises. Come see it for yourself.