

# \$649,999 - 4636 80 Street Nw, Calgary

MLS® #A2232729

## \$649,999

3 Bedroom, 2.00 Bathroom, 1,366 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Discover the potential of this spacious bungalow situated on a desirable 50â€™ x 120â€™ lot, ideally located on the quiet and charming 80th Street in Bowness. Whether you’re looking for a renovation project or considering redevelopment, this property offers incredible potential with its R-CG zoning, allowing for a variety of future possibilities. The home features a spacious floor plan, large backyard, perfect for outdoor living, a single detached garage, and an additional front parking pad for convenience. Enjoy being within walking distance to local schools, Bowness Park, and all the amenities that make Bowness one of Calgary’s most sought-after established communities.

Built in 1973

## Essential Information

MLS® #	A2232729
Price	\$649,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,366
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
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### Community Information

Address	4636 80 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B2P3

### Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Block

### Additional Information

Date Listed	June 19th, 2025
Days on Market	32
Zoning	R-CG

### Listing Details

Listing Office                      Century 21 Bamber Realty LTD.

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