4606 81 Street NW

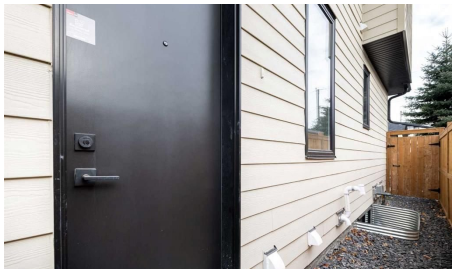
Calgary | Active | MLS® A2358720

$897,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**2,036.43 sq. ft.**

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Listed by TREC The Real Estate Company

A closer look

PRIME INNER-CITY OPPORTUNITY | INDEPENDENT 2-BEDROOM LOWER LEGAL SUITE
Discover a sophisticated, brand-new semi-detached infill that masterfully pairs contemporary architectural design with premium finishes and outstanding functional adaptability in Calgary's desirable northwest neighborhood of Bowness. Positioned along a remarkably quiet, mature tree lined residential street, this property delivers a peaceful neighborhood environment while staying within easy walking distance of the local school. The main level welcomes you with an expansive, sun drenched open layout highlighted by airy 9-foot ceilings that link the space with ease. A generous, window framed front dining area features an eye catching vertical panel feature wall, flowing naturally into a designer central kitchen equipped with crisp white ceiling height cabinetry, sleek quartz counters, a sprawling natural wood central island with breakfast bar seating, and a custom range hood canopy. Anchoring the back of the main floor is an inviting great room centered around a linear electric fireplace set into an architectural feature wall flanked by floating oak display shelving. Upstairs, the home transitions into a private sanctuary, anchored by a primary master that showcases custom wall moulding, sconce lighting, a large walk-in closet with custom built-ins, and a spa-like 5-piece ensuite complete with a floating vanity, dual sinks, a standalone soaker tub, and a glass-enclosed shower. Two additional bright bedrooms share a sleek 4-piece bathroom, conveniently located next to the upper laundry. The fully developed lower level presents an exceptional, turnkey asset: a bright 2-bedroom legal suite crafted for high-end rental income or multi-generational living. Accessible via a completely private exterior side entrance, this lower legal suite features 9-foot ceilings, resilient luxury vinyl plank flooring, a spacious living room, a full 4-piece bath, an independent kitchen styled with warm light-wood cabinetry, stainless steel appliances, and a central prep island. The backyard serves as a private outdoor escape, offering a fully fenced grassy yard and a low-maintenance concrete patio connecting straight to the premium double detached garage with rear alley access. This prime location places you moments from the very best of Bowness, including rapid access to the Bow River pathway network, Bowness Park, WinSport, and major commuter routes.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358720
Bedrooms	5
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,036.43 sq. ft.
Main Level Finished Area:	979.97 sq. ft.
Upper Level Finished Area:	1,056.46 sq. ft.
Below Grade Finished Area:	926.01 sq. ft.
Acreage:	No
Lot Area:	3,087 sq. ft.
Lot Frontage:	25'
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2610240

Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board
Structure Type:	Duplex
Roof:	Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Built-In Oven, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 14'1" × 13'3" ·
Main Floor	Kitchen · 16'10" × 15'7" ·

Main Floor	Kitchen · 19'11" × 17'6" ·
Main Floor	Mud Room · 8'9" × 5'5" ·
Upper Level	Bedroom · 10'6" × 9'11" ·
Upper Level	Bedroom · 12'9" × 11'7" ·
Upper Level	Bedroom - Primary · 14' × 12'8" ·
Upper Level	Walk-In Closet · 10'1" × 7'5" ·
Basement	Bedroom · 9'8" × 8'8" ·
Basement	Bedroom · 10' × 9'8" ·
Basement	Kitchen · 13' × 10'9" ·
Basement	Game Room · 13' × 11'9" ·
Basement	Furnace/Utility Room · 7' × 5'9" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Other
Lot Features:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	RC-2
Listed Date:	Nov 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4606-81-street-nw-calgary-a2358720/

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