4641 81 Street NW

Calgary | Active | MLS® A2346103

$749,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2015**	**1,944 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

BIG PRICE REDUCTION Great opportunity to own this fantastic family house. Extremely well maintained by the original owner. It is located in a mature, northwest neighborhood of Bowness which is full of parks, playgrounds, schools and at the same time offers a quick access to downtown of Calgary, Canada Olympic Park and to a highway leading to the Rocky Mountains. There is almost a 2000 sq ft of a developed area. 9-foot ceilings on the main and an upper floor makes it look even bigger. The main floor boasts an open floor plan and taller than standard kitchen cabinets offer lots of storage space in addition to the large walk-in pantry. Light color of the cabinets, Hardwood floors, large panel floor tiles, granite counter tops and stainless-steel appliances; all those upgrades give a contemporary and slickly feel. Main floor offers rarely find in the newbuilds these days, an office room with a niece two-wing, French door. Outstanding an upper floor layout offers, again rarely find today, the BONUS ROOM! The master ensuite comes with huge bedroom, a large walk in closet and master en suite bathroom features a double vanity, full size bathtub and a separate, walk-in shower. Also, the second floor, for your convenience, features a large laundry room. The property is fully landscaped and fenced. Access to the detached, two-car garage is from the back alley. The basement has a rough-in bathroom and awaits your idea for development. Call to book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346103
Bedrooms	3
Bathrooms	3
Year Built	2015
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,944 sq. ft.

Main Level Finished Area:	954.26 sq. ft.
Upper Level Finished Area:	990.06 sq. ft.
Below Grade Finished Area:	906.12 sq. ft.
Acreage:	No
Lot Area:	3,089 sq. ft.
Lot Frontage:	25'1¼"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2015 (Age: 11)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1512814
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stone
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, On Street, Rear Drive
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator
Inclusions:	none
Restrictions:	None Known
Main Floor	Living Room · 14'1" × 13'11" ·
Main Floor	Kitchen · 23' × 7'6" ·
Main Floor	Foyer · 8'7" × 8'1" ·
Main Floor	Family Room · 11'11" × 11'10" ·
Main Floor	Dining Room · 12' × 10'3" ·
Main Floor	Office · 12'2" × 11'4" ·
2nd Floor	Bedroom · 11'4" × 9'6" ·
2nd Floor	Bedroom · 11'1" × 9'8" ·
2nd Floor	Laundry · 7'10" × 5'5" ·

2nd Floor	Bedroom - Primary · 12'2" × 11'4" ·
2nd Floor	Walk-In Closet · 7'10" × 5'5" ·
Basement	Storage · 24'1" × 19' ·
Basement	Storage · 8'5" × 7'3" ·
Basement	Furnace/Utility Room · 7'8" × 6'11" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4641-81-street-nw-calgary-a2346103/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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