4651 79 Street NW

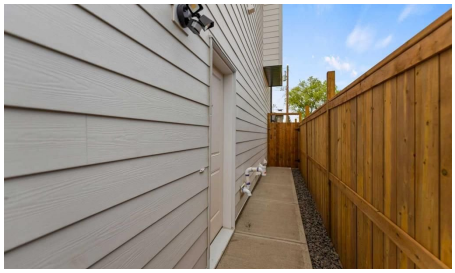
Calgary | Active | MLS® A2354694

$917,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**2,035.07 sq. ft.**

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Listed by TREC The Real Estate Company

A closer look

PRIME INNER-CITY LOCATION FACING GREENSPACE | 2-BEDROOM LOWER 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 unparalleled blend of high-end architectural design, premium finishes, and exceptional functional utility in the vibrant northwest community of Bowness. Situated on an exceptionally quiet residential street, this home directly faces a beautiful mature greenspace right behind the local high school, providing an expansive and airy front exposure that is incredibly rare for inner-city properties. Step inside to a bright, open-concept main floor boasting 9 foot ceilings, moving effortlessly from a window-framed front dining area into a chef-inspired central kitchen featuring full-height cabinetry, quartz countertops, and a massive central island with an attached desk, before finishing in a rear living room anchored by a floor-to-ceiling tiled fireplace. The upper floor continues the home's elevated atmosphere, showcasing a primary retreat with an elegant tray ceiling detail, a spacious walk-in closet, and a luxurious 5-piece ensuite equipped with dual vanities, a separate glass shower, and a freestanding soaker tub. Two additional bedrooms share a pristine 4-piece bath with vertical tile work, situated alongside a dedicated laundry room that boasts a secondary sink, upper storage cabinets, and a custom patterned tile floor. The fully finished lower level offers an incredible turnkey opportunity, hosting a spacious 2-bedroom legal suite equipped with its own completely separate exterior side entrance, durable luxury vinyl plank flooring, a large living area, 9 foot ceilings, a full 4-piece bathroom, and a full kitchen with flat-panel white cabinetry and stainless steel appliances. Out back, the yard transitions into a private outdoor oasis with a fully fenced lawn area and a low-maintenance concrete patio leading to a premium, double detached garage with convenient alley access. Location is everything, and 4651 79 St NW puts you in the center of the best Bowness has to offer, including immediate proximity to the Bow River pathway system, Bowness Park, WinSport, and excellent commuting routes. While this listing represents one side, both sides of this premium duplex are fully completed and available for purchase, offering a phenomenal opportunity for savvy investors, extended families, or those seeking a premium multi-generational configuration with showings easily coordinated for either or both sides simultaneously.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354694
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:	2,035.07 sq. ft.
Main Level Finished Area:	992.4 sq. ft.
Upper Level Finished Area:	1,042.68 sq. ft.
Acreage:	No
Lot Area:	3,088 sq. ft.
Lot Frontage:	25'
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
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:	2660AP
Heating:	Forced Air

Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Composite Siding, Stucco, Veneer
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Built-In Oven, Dishwasher, Electric Range, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Foyer · 8'10" × 8'9" ·
Main Floor	Living Room · 17'1" × 14' ·
Main Floor	Dining Room · 11'3" × 10'9" ·

Main Floor	Kitchen · 18'11" × 15'11" ·
Main Floor	Mud Room · 15'5" × 5'5" ·
Upper Level	Bedroom · 13'10" × 9'10" ·
Upper Level	Family Room · 13'5" × 9'4" ·
Upper Level	Bedroom - Primary · 17'4" × 12'11" ·
Upper Level	Bedroom · 13'10" × 9'10" ·
Upper Level	Laundry · 6'8" × 5'8" ·
Upper Level	Walk-In Closet · 9' × 5'4" ·
Basement	Bedroom · 13'8" × 9'10" ·
Basement	Laundry · 6'5" × 5'4" ·
Basement	Furnace/Utility Room · 9' × 7'6" ·
Basement	Bedroom · 11' × 10'1" ·
Basement	Kitchen · 14'6" × 13'3" ·
Basement	Game Room · 13'9" × 10'3" ·
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, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, City Lot, Interior Lot, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	RC-G

Listed Date:	Oct 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4651-79-street-nw-calgary-a2354694/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.