

# \$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

### 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 23  
Zoning R-CG

### Listing Details

Listing Office

Century 21 Bamber Realty LTD.

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