

# \$675,000 - 4636 80 Street Nw, Calgary

MLS® #A2232729

## \$675,000

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	\$675,000
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        12  
Zoning                  R-CG

**Listing Details**

Listing Office                      Century 21 Bamber Realty LTD.

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