

\$774,900 - 4603 79 Street Nw, Calgary

MLS® #A2270272

\$774,900

3 Bedroom, 2.00 Bathroom, 864 sqft

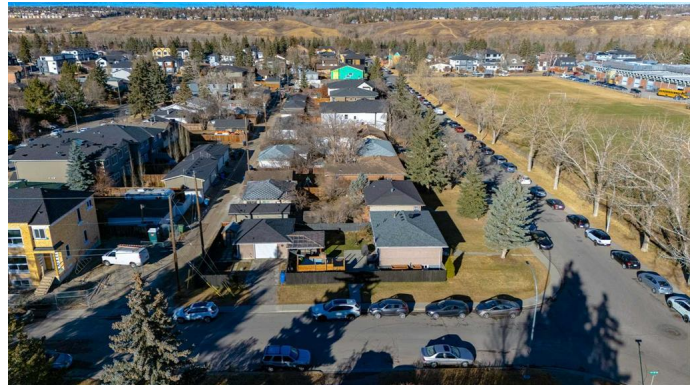
Residential on 0.14 Acres

Bowness, Calgary, Alberta

ATTENTION INVESTORS, DEVELOPERS & HOME BUYERS! Incredible opportunity to own a 50'™ x 120'™ CORNER (R-CG) LOT in the heart of Bowness—a vibrant, fast-growing community just steps to the Bow River, BOWNESS PARK, and endless outdoor recreation. Close to schools, shopping, Winsport, the new Farmers Market, and with quick access to downtown or the mountains! The main floor offers 2 bedrooms + 1 bath, featuring a spacious primary suite (originally 2 rooms—easily converted back to 3 bedrooms). The bright kitchen showcases newer STAINLESS STEEL APPLIANCES and the family room overlooks the open field and community gardens across the street. A separate back entrance leads to the basement that offers an illegal basement suite with 1 bedroom, a den and laminate floors throughout, open family/dining space and a full bathroom! Lots of INCOME POTENTIAL.

Several updates over the years include a NEWER ROOF on house & garage (2023/2024), windows, furnace & water tank (2020), and central vac (2020) to name a few. Enjoy your sunny WEST-facing BACKYARD OASIS featuring a beautiful built in, above ground POOL and HOT TUB + gazebo, garden beds, and an OVERSIZED 20x24 GARAGE.

Whether you're looking to DEVELOP, INVEST, or enjoy a beautiful home with amazing outdoor space, this property offers



LIMITLESS POTENTIAL in one of
Calgary's most desirable communities!

Built in 1959

Essential Information

MLS® #	A2270272
Price	\$774,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4603 79 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B2P1

Amenities

Parking Spaces	4
Parking	Oversized, Single Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home, Open Floorplan, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.