

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

MLS® #A2270272

**\$774,900**

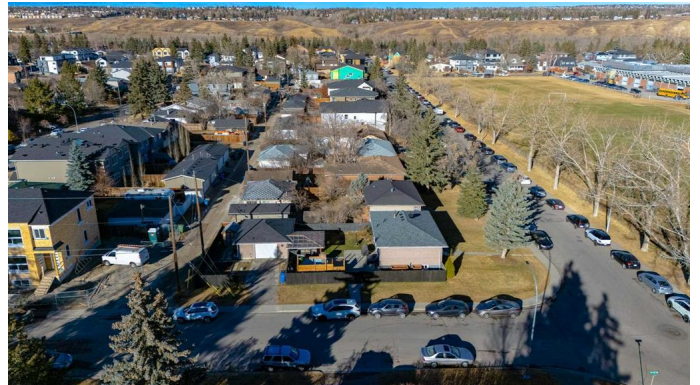
3 Bedroom, 2.00 Bathroom, 864 sqft  
Residential on 0.14 Acres

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 | 2                   |
| Zoning         | R-CG                |

**Listing Details**

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

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