

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

MLS® #A2270272

**\$774,900**

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

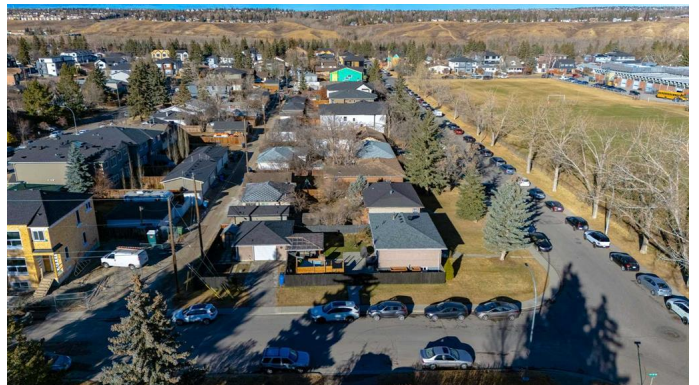
Bowness, Calgary, Alberta

ATTENTION INVESTORS, DEVELOPERS & HOME BUYERS! Incredible opportunity to own a 50'™ x 120'™ CORNER LOT (R-CG) 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        6  
Zoning                    R-CG

**Listing Details**

Listing Office            RE/MAX First

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