

# \$675,000 - 4004 79 Street Nw, Calgary

MLS® #A2266185

**\$675,000**

5 Bedroom, 3.00 Bathroom, 1,168 sqft  
Residential on 0.11 Acres

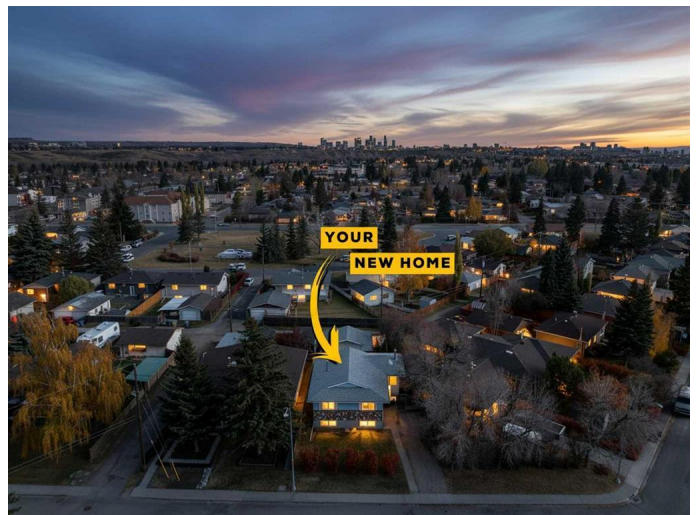
Bowness, Calgary, Alberta

This raised bungalow in the heart of Bowness offers exceptional value with just over 1160 SQFT of living space, 5 bedrooms, 2.5 bathrooms, and a spacious tenanted illegal basement suite generating \$1,500/month until January 15, 2026!! Set on a 4,908 SQFT R-CG zoned lot with 53 feet of frontage, the property presents strong redevelopment potential in a rapidly evolving northwest community. The home features two cozy wood-burning fireplaces, separate entrances for each level, shared laundry, and a double detached garage. Recent upgrades include a boiler (2010), a newer hot water tank (2024), asphalt shingles replaced in 2010, a new coat of paint on the exterior, and brand new carpets, stainless steel fridge and stove! Located near the Bow River, Bowness Park, multiple schools, shopping, and major transit routes, this is a fantastic opportunity for investors, developers, or those seeking a flexible property for multi-generational living. Don't miss this upgraded, income-generating gem in desirable Bowness!

Built in 1978

## Essential Information

MLS® #	A2266185
Price	\$675,000
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,168
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4004 79 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2N8

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Boiler, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, See Remarks, Wood Burning
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, See Remarks
Roof	Asphalt Shingle

Construction	Other, Veneer
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 27th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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