

# \$785,000 - 3933 62 Street Nw, Calgary

MLS® #A2213603

**\$785,000**

5 Bedroom, 4.00 Bathroom, 1,419 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Stunning New Construction End-Unit Townhome with LEGAL 2-Bedroom Suite! Welcome to this beautifully designed end-unit 5-bedroom, 3.5 bathroom townhome, thoughtfully built by Elite Venture Homes. Offering a rare opportunity to own a 2-bedroom legal basement suite with a separate entrance—perfect for extended family or rental income. Step inside and experience modern elegance with 9'™ ceilings on both the main level and basement, creating a spacious, airy feel throughout. The garage comes fully insulated and drywalled, adding year-round comfort and functionality. The upper level contains 3 bedrooms, 2.5 bathrooms, Dedicated laundry room, Quartz countertops, Designer 30"• textured flat panel kitchen cabinets, Full-height tile backsplash, Double bowl stainless steel undermount sink, Premium 4-piece Frigidaire stainless steel appliance package, including electric range, fridge, dishwasher, and OTR microwave. Quality finishes including LVP, tile, and carpet flooring. 9-foot ceiling on main floor and 9-foot basement ceiling height. Wire storage organizers in laundry, pantry, and all closets. Garage is insulated and drywalled (Mud and tape) with a 1½ HP garage door-opener with two remotes. The lower-level legal basement suite contains 2 bedrooms and 1 full bathroom. Full kitchen with matching finishes and appliances, Separate laundry area and a PRIVATE entrance for added convenience and privacy. Peace of mind



comes standard with a New Home Warranty, ensuring quality and protection for years to come. Situated in Calgary's most sought-after community, you're just steps away from: Scenic Bow River walking and biking paths, Beautiful parks, playgrounds, and top-rated schools. With easy access to Market Mall, Winsport, restaurants, Highway 1, and local shops. Neighbouring unit 1635 (A/B) are also available – don't miss your chance to invest in modern, income-generating living with unmatched style and comfort. Welcome home to a lifestyle of convenience, comfort and a sound investment.

Built in 2025

**Essential Information**

MLS® #	A2213603
Price	\$785,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,419
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	3933 62 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6R1

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Washer
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	11
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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