

\$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 | 52 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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