

# \$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	5
Zoning	R-CG

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.