

\$499,000 - 4732 70 Street Nw, Calgary

MLS® #A2118458

\$499,000

4 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.69 Acres

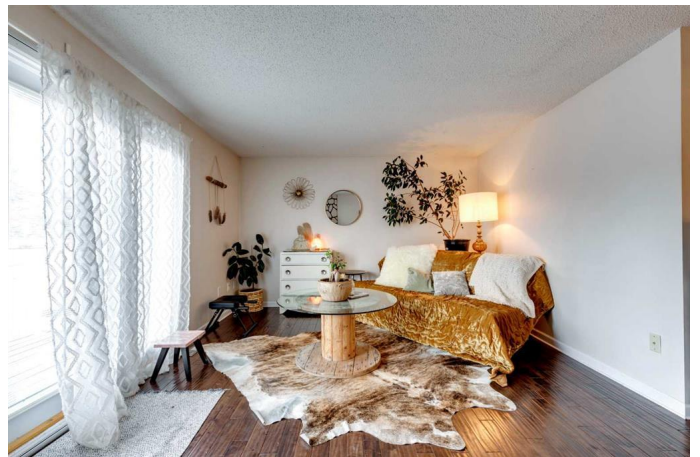
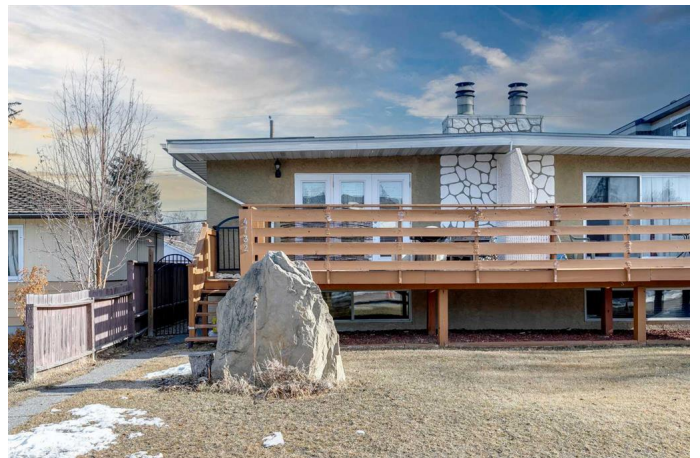
Bowness, Calgary, Alberta

Welcome to this charming 937 sqft bi-level half duplex nestled on a quiet street just two blocks from the picturesque Bow River pathways in the heart of Bowness. This well-maintained home offers a cozy atmosphere with a stone-surround wood-burning fireplace, an upgraded natural pine kitchen with newer appliances, Hardwood flooring and a gorgeous 4-piece bathroom featuring tile surround and flooring. With 2 bedrooms upstairs and 2 spacious bedrooms downstairs, there is plenty of space for the entire family or. guests. The below-grade space is currently utilized, and approved to be, an Airbnb, providing an excellent opportunity. Enjoy the convenience of a parking pad in the alley plus ample street parking. Top it off with a fenced backyard and oversized deck, making it perfect for outdoor entertaining. Other features include large windows, lots of storage, and easy access to amenities including schools, parks, grocery stores, and the mountains. Dont forget, the basement furniture is negotiable so please consider.

Built in 1977

Essential Information

MLS® #	A2118458
Price	\$499,000
Sold Price	\$540,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.69
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	4732 70 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2K6

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Masonry, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot
Roof	Tar/Gravel
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 29th, 2024
Date Sold	March 30th, 2024
Days on Market	1
Zoning	RC2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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