

\$829,900 - 4629 72 Street Nw, Calgary

MLS® #A2119321

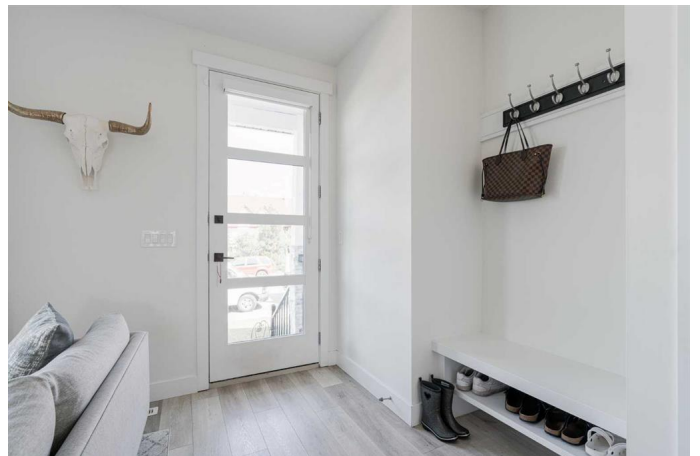
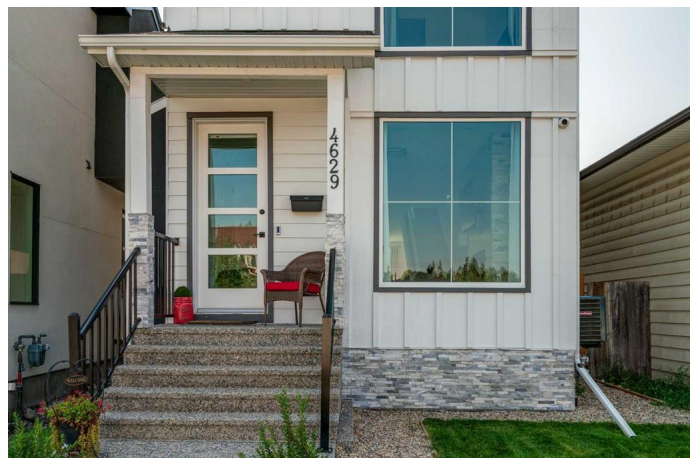
\$829,900

5 Bedroom, 4.00 Bathroom, 1,835 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

This stunning infill is located in the heart of Bowness and features 5 bedrooms, 3.5 bathrooms, and over 2,600 square feet of developed living space over three levels. The main level offers an open concept layout with a wall of windows at the front and rear of the home that allows natural light to flow throughout the home all day. The living area is situated around a gas fireplace and leads into the kitchen which features stainless steel appliances, full-height cabinetry, white quartz countertops, and a large center island with double sinks and a breakfast bar. The kitchen overlooks both the living area and dining area, making this the perfect space to entertain friends and family. The main level is complete with a 2-piece bathroom and a mudroom at the rear of the home. The upper level offers 3 bedrooms, 2 bathrooms, and a full laundry room for added convenience. The spacious primary bedroom features a vaulted ceiling, a walk-in closet, and a 5-piece ensuite bathroom with a double vanity, a large soaker tub, a walk-in shower, and a skylight allowing in natural light. The lower level is fully finished and features a large rec. room with a wet bar, as well as a 4-piece bathroom and two additional bedrooms - perfect for guests, a home office, or workout studio. The sunny South-west facing backyard offers a beautiful deck and plenty of green space to enjoy with the family. Additional features of this home include solar panels that reduce your monthly utility costs, central air conditioning to keep you cool during



the summer months, and an insulated, double detached garage to keep your vehicles secure and out of the snow in the winter. Centrally located in the sought-after community of Bowness, this home is only steps from nearby amenities and the Bow River walking paths and offers quick access to Highway 1 and Stoney Trail for quick commuting.

Built in 2020

Essential Information

MLS® #	A2119321
Price	\$829,900
Sold Price	\$829,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,835
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4629 72 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2L3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated

Interior

Interior Features	Bar, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 14th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Charles
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