

\$789,000 - 4624 72 Street Nw, Calgary

MLS® #A2151168

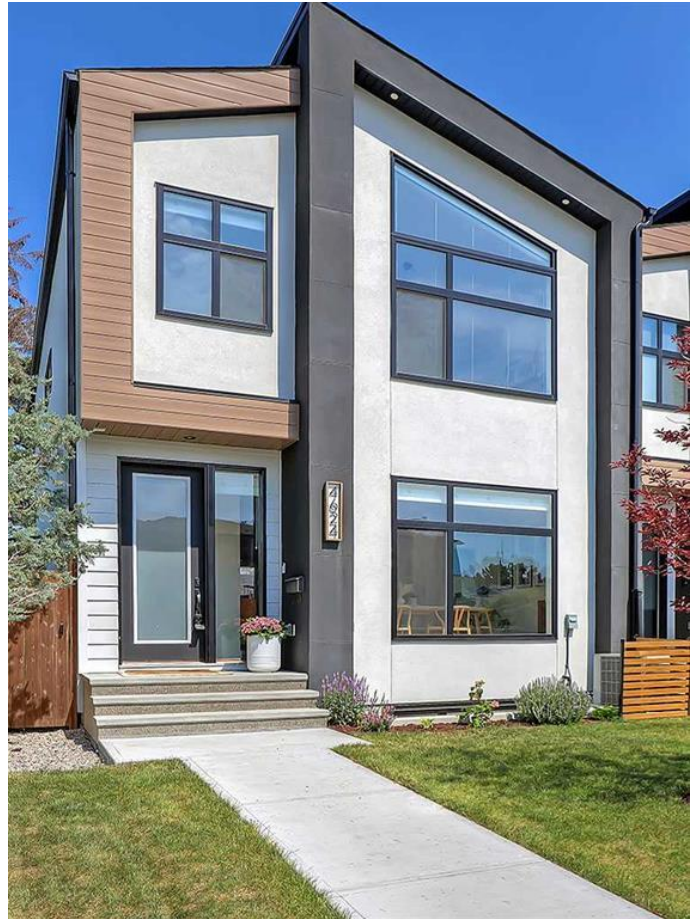
\$789,000

4 Bedroom, 4.00 Bathroom, 1,811 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to this immaculate, one-owner infill home nestled in the heart of Bowness. Boasting 2,562 square feet spread across three meticulously maintained floors, this residence exemplifies both character and contemporary elegance. Upon entering, the expansive West-facing windows flood the interior with natural light, highlighting the custom-selected finishes that distinguish this property from the typical infill. The main floor features a central kitchen with quartz counters, custom shelving, and large island. In addition to an expansive front dining room and private rear living space, a feature powder room adorned with Moroccan style tile flooring adds a further touch of designer flair. Ascend to the primary bedroom where soaring 13-foot ceilings and a sliding barn door welcome you into a magazine-worthy 5-piece ensuite. Here, black fixtures tastefully contrast against soothing white finishes. With four bedrooms and three full bathrooms in total, this home effortlessly combines practicality with luxury. Air conditioning ensures year-round comfort, while a spacious deck accessed via the living room's sliding doors provides a perfect setting for outdoor relaxation. A double car detached garage, low maintenance vinyl windows, and custom window coverings further enhance the appeal of this move-in-ready gem. Located in the desirable community of Bowness, renowned for its family-friendly environment and proximity to local amenities and parks, this property offers both convenience and



tranquility. Whether enjoying the abundant natural light filtering through the oversized windows or appreciating the meticulously curated finishes throughout, this home promises a lifestyle of comfort and sophistication. Don't miss the opportunity to make this meticulously well-kept residence your own.

Built in 2021

Essential Information

MLS® #	A2151168
Price	\$789,000
Sold Price	\$810,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,811
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

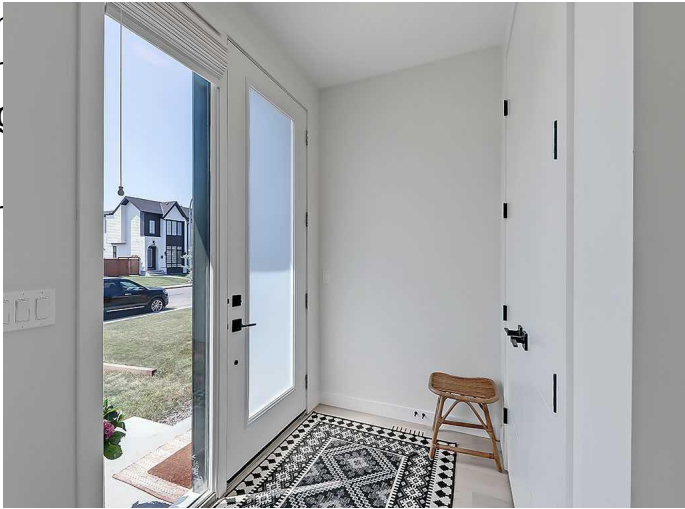
Address	4624 72 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2L4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, Char High Ceilings, Kitchen Island, Recessed Lighting, Soaking Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Gas Range, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full



Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Other, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	July 26th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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