

\$549,900 - 4730 70 Street Nw, Calgary

MLS® #A2178650

\$549,900

3 Bedroom, 2.00 Bathroom, 923 sqft

Residential on 0.06 Acres

Bowness, Calgary, Alberta

Located on a quiet street in a great location, this long term homeowner has made the decision to introduce this extremely well maintained home to the market. The main level includes a generous sized kitchen complete with plenty of cupboard space, and a dining room which opens up to a large living room, which boasts a cozy wood burning fireplace. West facing front deck offers a great spot for the BBQ and invites maximum natural lighting into the dwelling. Completing the main level are 2 good sized bedrooms and a full bathroom. Lower level includes a large recreation room, a flex area, a nicely renovated full bathroom, and a third bedroom making it a perfect fit for the growing family. A newer furnace and hot water tank are simply icing on the cake. Private and fenced backyard includes ample parking and a shed with plenty of room for a future garage. Super close to the Bow River pathway system, area shopping, and easy access for the downtown commute or a weekend trip to the mountains. Homes of this potential and quality do not come on the market. Now is the time to take advantage of the tremendous opportunity.

Built in 1977

Essential Information

MLS® # A2178650

Price \$549,900



Sold Price	\$480,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	923
Acres	0.06
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	4730 70 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2K8

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	No Smoking Home, Open Floorplan, Ceiling Fan(s), Laminate Counters, See Remarks, Storage
Appliances	Refrigerator, Washer/Dryer, Window Coverings, Freezer, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, City Lot, See Remarks, Street

	Lighting
Roof	Tar/Gravel
Construction	Stucco, Wood Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2024
Date Sold	December 3rd, 2024
Days on Market	19
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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