

\$879,900 - 4506 72 Street Nw, Calgary

MLS® #A2186846

\$879,900

5 Bedroom, 4.00 Bathroom, 1,830 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Discover this pristine residence, seamlessly merging classic charm with modern elegance, nestled in the lively community of Bowness. Upon entry, you'll be welcomed by expansive West-facing windows that flood the space with natural light, highlighting the custom finishes that set this home apart. The main floor boasts a central kitchen featuring quartz countertops, pot filler, custom shelving and kitchenaid built in appliances, and a spacious island. The layout includes a generous front living room, a private rear dining area, a stylish powder room, and a convenient 2-piece bathroom with elegant wall paper finish. Upstairs, the primary bedroom stands out with its luxurious 4-piece ensuite and in-floor heating. With three bedrooms, two full bathrooms, and a laundry room on this level, the home balances practicality with luxury. The fully developed basement, accessible via a side entry, offers an open-concept living room with a kitchen, two additional bedrooms, a full bathroom, and separate laundry facilities, providing both flexibility and convenience. Additional features include a large deck accessible from the dining room, perfect for outdoor relaxation, and a double car detached garage.

Low-maintenance vinyl windows further enhance the home's appeal. Situated in the sought-after Bowness neighborhood, renowned for its family-friendly environment and proximity to amenities and parks, this property offers a blend of convenience and



tranquility. Enjoy the abundant natural light and thoughtfully designed features that make this home truly exceptional. Don't miss the opportunity to make this outstanding property yours.

Built in 2024

Essential Information

MLS® #	A2186846
Price	\$879,900
Sold Price	\$871,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,830
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	4506 72 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B2L4

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Washer/Dryer, Built-In Gas Range, Built-In Oven, Dishwasher,

	Microwave, Refrigerator
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 21st, 2025
Date Sold	February 10th, 2025
Days on Market	20
Zoning	RC2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage METRO
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