

\$1,050,000 - 4516b 72 Street Nw, Calgary

MLS® #A2205142

\$1,050,000

4 Bedroom, 4.00 Bathroom, 2,004 sqft

Residential on 0.07 Acres

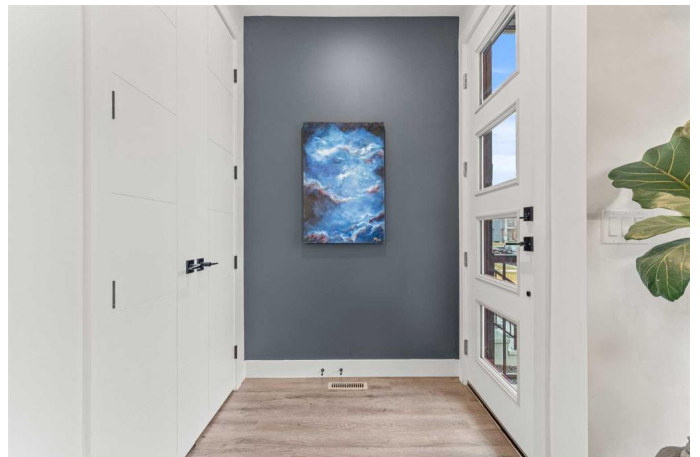
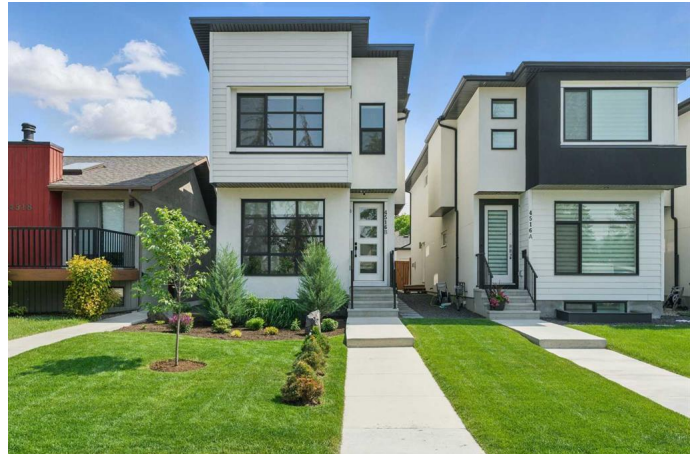
Bowness, Calgary, Alberta

Detached luxury in the heart of Bowness! This 2021-built custom home offers over 2,750 sq. ft. of developed living space, combining high-end finishes & upgrades with everyday comfort across 4 bedrooms and 3.5 bathrooms. The main level features wide-plank engineered hardwood, a stunning custom feature wall, and an open-concept layout perfect for entertaining. The chef's kitchen includes Fisher & Paykel appliances, a gas range, quartz countertops, an oversized island, and full-height cabinetry. Upstairs you'll find 3 spacious bedrooms, including a serene primary suite with a spa-like ensuite (double vanity, oversized shower, water closet) and walk-in closet with built-ins, along with a convenient upper laundry room.

The fully developed basement includes a large rec room, fourth bedroom, and full bath – ideal for guests, a gym, or media space. Step outside to a glass-covered rear deck, fully landscaped and fenced yard, and an insulated single garage (roughed-in for EV). This is one of the only detached homes in Bowness at this price point, offering unmatched privacy and long-term value. Located on a quiet street, just minutes to Bow River pathways, Market Mall, U of C, Foothills Hospital, and downtown.

Modern, detached, turn-key. This one checks every box.

Built in 2021



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2205142 |
| Price | \$1,050,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,004 |
| Acres | 0.07 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 4516b 72 Street Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 2L4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Washer/Dryer, Window Coverings, Built-In Electric Range, Bar Fridge, Built-In Refrigerator, Built-In Oven |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Private Yard |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 31st, 2025 |
| Days on Market | 77 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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