\$1,065,000 - 4516b 72 Street Nw, Calgary

MLS® #A2205142

\$1,065,000

4 Bedroom, 4.00 Bathroom, 2,004 sqft Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to 4516B 72 Street NW, where architectural detail and thoughtful upgrades come together to create a truly exceptional DETACHED home in the heart of Bowness. With 4 bedrooms, 3.5 bathrooms, and over 2,750 sq. ft. of developed space, this home blends modern design, custom craftsmanship, and premium featuresâ€"perfect for buyers seeking inner-city convenience with elevated lifestyle appeal. The main floor offers a bright, open layout with 9' ceilings, wide-plank hardwood floors, 8' doors and a stunning custom feature wall in the living room, anchored by a gas fireplace. The chef-inspired kitchen is a standout, featuring Fisher & Paykel and Thermador appliances, including a 36― induction range, built-in wall oven, oversized quartz island, and extensive cabinetry. A glass awning off the back deck creates the perfect all-weather outdoor space, overlooking a professionally landscaped yard with an in-ground sprinkler system. Upstairs, the primary suite is a true retreat, high ceilings, 8' doors, and a spa-like ensuite with a soaker tub, large tiled shower, dual sinks, and a walk-in closet. Two additional bedrooms, a full bath, and laundry with built-in cabinetry and a sink complete the upper level. The fully finished basement includes a wet bar, large rec room, fourth bedroom, and a 4-piece bathâ€"ideal for guests or a private home gym or office. Additional upgrades include: in ceiling speakers on each floor, decorative wall treatments in the primary and living spaces,







custom lighting, and triple-pane windows.

Minutes from the Bow River Pathways, COP,
Market Mall, U of C, Foothills Hospital, and
major routesâ€"this home offers the perfect
balance of luxury, lifestyle, and location.

Built in 2021

Essential Information

MLS® # A2205142 Price \$1,065,000

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 Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner,

Dishwasher, Garage Control(s), Microwave, Washer/Dryer, Window

Coverings, Built-In Electric Range

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 4

Zoning R-CG

Listing Details

Listing Office eXp Realty

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