

# \$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

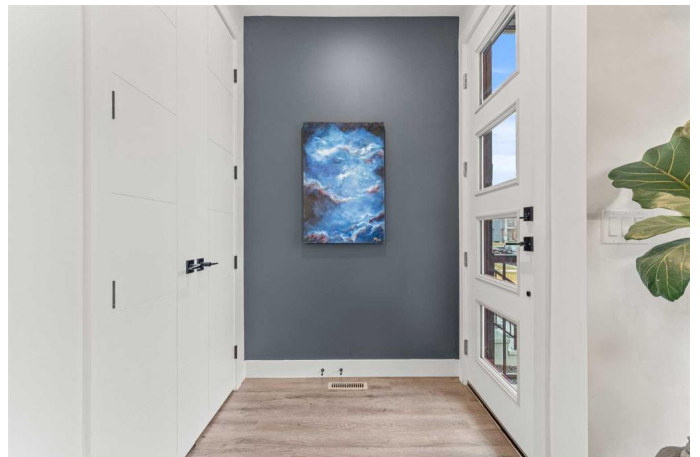
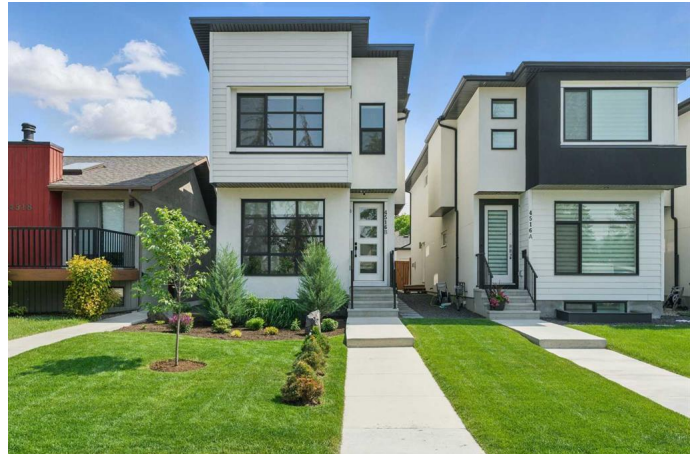
Bowness, Calgary, Alberta

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	Bar Fridge, Built-In Electric Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Washer/Dryer, Window Coverings
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	81
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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