

# \$649,990 - 4515 72 Street Nw, Calgary

MLS® #A2224962

**\$649,990**

3 Bedroom, 2.00 Bathroom, 1,664 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

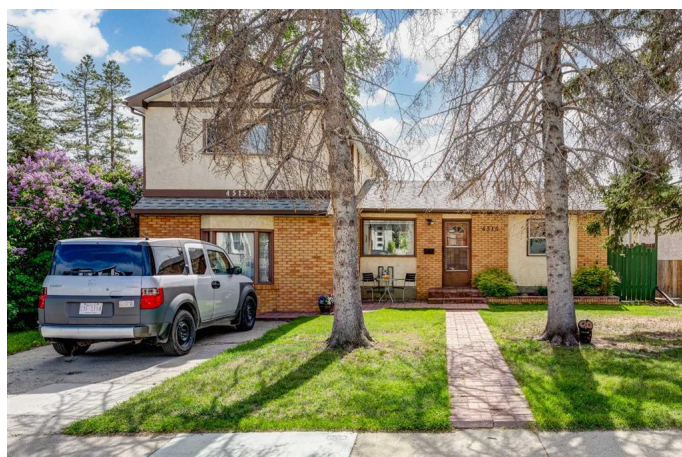
Well Loved, 3 bedroom, 2 full bath home. Just a short walk along the River to Spectacular Bowness park!! Short walk to off-leash park. Walking /bicycle path close by that will take you downtown without encountering heavy traffic. This well loved home has a spacious feel. Stepping in to a bright Open Floor plan, you have a family room open to the breakfast nook and kitchen. The Kitchen is very large with tons of cupboards and storage. The formal dining room will easily seat the whole family across from the dining room is a Huge living room with wood burning fireplace. There is a large mud room at the back door with a cold room pantry. Up the stairs there are 2 large bedrooms a 4 piece bath and storage. A third bedroom on the main floor, and 2nd Full bath. The basement is unfinished providing the laundry and tons of storage. The backyard is fenced and private. The oversized double garage is built of cinder block, with a high ceiling, it has a gas furnace that is offered as-is, believed to be working it has not been turned on in years. Recent updates include; Dishwasher, Vinyl plank flooring, shingles. This affordable family home is in an ideal location! Don't miss out on this excellent value, call you favorite Realtor!

Built in 1956

## Essential Information

MLS® #

A2224962



Price	\$649,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,664
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	4515 72 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B2L3

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Heated Garage, Off Street, Oversized, See Remarks
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Block

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	7
Zoning	R-CG

**Listing Details**

Listing Office	First Place Realty
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