$750,000 - 4625 72 Street Nw, Calgary

MLS® #A2256416

$750,000

4 Bedroom, 4.00 Bathroom, 1,878 sqft
Single Family on 0.07 Acres

Bowness, Calgary, Alberta

Situated in the heart of Bowness, steps to Bow River pathways, the green oasis of Bowness Park, and year-round outdoor amenities. Welcome home to this modern open concept infill, flooded with natural light. Enjoy seamless indoorâ€"outdoor living with a fully fenced backyard and detached double garage, perfect for family fun or weekend projects. Inside, the floor-to-ceiling tile surrounding the stylish gas fireplace sets a dramatic tone in the great room, while built-in speakers are already in place, awaiting to bring your playlists and podcasts to life.The chefâ€™s kitchen is appointed with high-end stainless-steel appliances and a separate wall oven, and additional counter space that's ideal for elevated prep work or setting up a charming coffee bar, a perfect nook for your morning routine. The upper-level retreat welcomes you with three spacious bedrooms, with upgraded wiring, ideal for homework zones, streaming setups, or remote work. The master bedroom impresses with a dramatic vaulted ceiling that adds airy elegance and architectural interest. The primary suite is a true haven, featuring a spa-inspired ensuite with dual vanities, a glass-enclosed shower, and a luxurious soaker tub, perfect for unwinding after a long day at work. Second floor laundry room complete with a convenient sink for added functionality.Close to schools (Belvedere Parkway, Bowness High, Thomas Riley, Our Lady of the Assumption), transit, local cafÃ©s and shops. Quick access to 16th Ave NW,
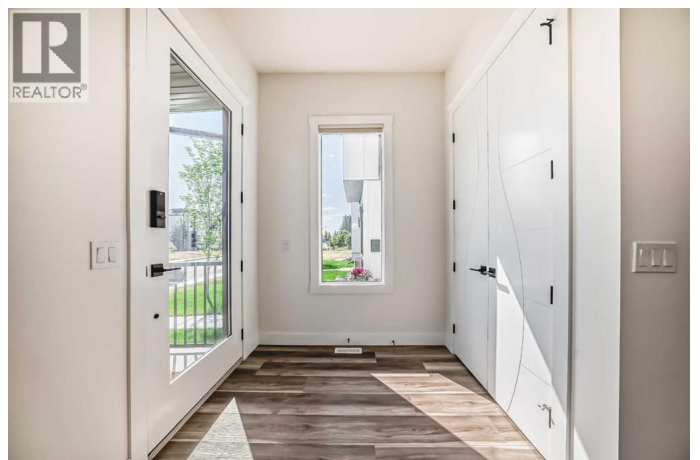
Stoney Trail, & major transit routes. Conveniently located 15 minutes to Downtown Calgary. Get away from the long week of work, escape to the mountains are within an hour drive â€" ideal for commuters and nature lovers alike. With security cameras already in place and included, youâ€™ll enjoy modern comfort, luxury, and confidence, ready for your next chapter in this unbeatable location in one of Calgaryâ€™s most dynamic, evolving northwest community. Speak to a licensed contractor about the possi bility of adding a side entrance for future possibilities!! (id:6289)

Built in 2022

Essential Information

Listing #	A2256416
Price	$750,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,878
Acres	0.07
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4625 72 Street Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B2L3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Wet bar, Level, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage

# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Concrete, Stucco, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	CIR Realty