

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

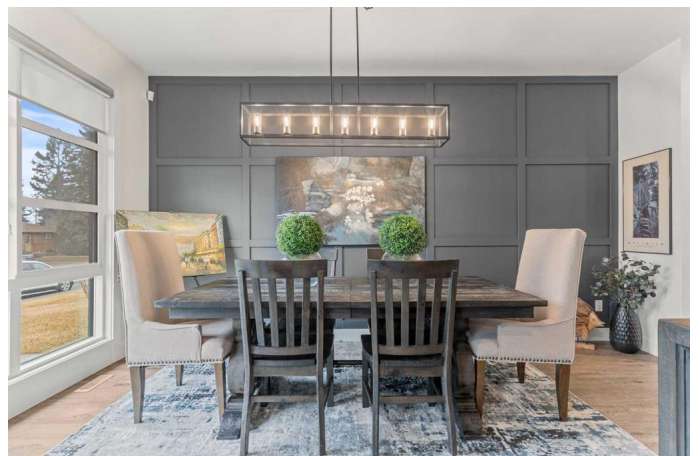
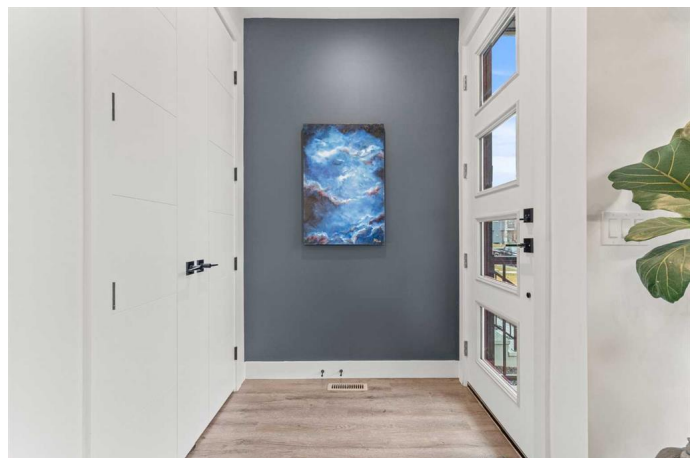
MLS® #A2205142

\$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 features—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 bath—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 routes—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 | 16 |
| Zoning | R-CG |

Listing Details

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

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