

\$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

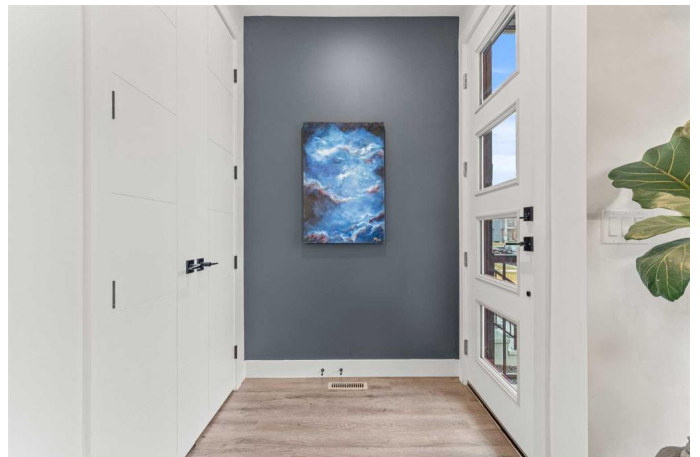
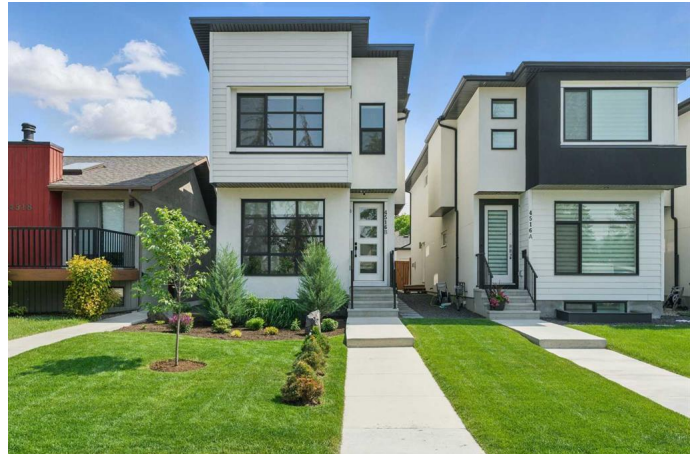
Bowness, Calgary, Alberta

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	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Washer/Dryer, Window Coverings, Built-In Electric Range, Bar Fridge, Built-In Refrigerator, Built-In Oven
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	76
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.