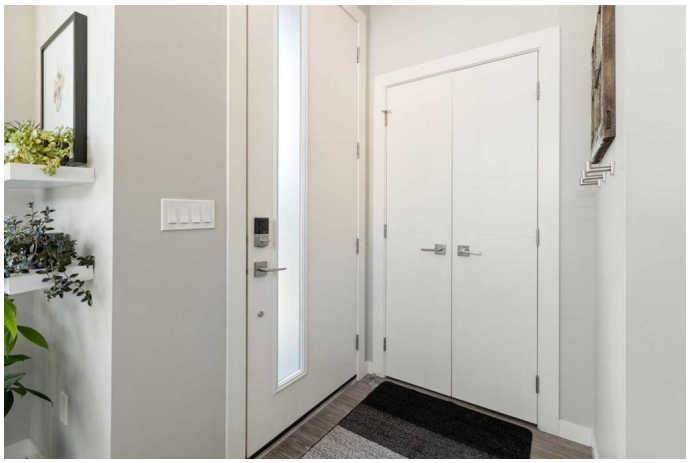
$849,900 - 4613 72 Street Nw, Calgary

MLS® #A2253727

$849,900
4 Bedroom, 4.00 Bathroom, 1,758 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta



Nestled on an extra-wide, quiet street in the heart of Bowness, this semi-detached family home offers a sanctuary of modern luxury and thoughtful design. As you approach, its contemporary facade hints at the elegance within, a perfect blend of style and functionality. Step inside and be greeted by an open, airy main floor bathed in natural light from expansive west-facing windows. Wide-plank luxury vinyl flooring guides you through a seamless, open-concept layout, where every detail has been meticulously crafted. The gourmet kitchen is the true heart of the home, designed for both culinary artistry and casual gatherings. A stunning, oversized center island with chic pendant lighting and seating for five beckons you, while gorgeous quartz countertops and abundant cabinetry provide an effortless and elegant workspace. The dining area, illuminated by designer lighting, flows effortlessly into the inviting living room, where custom built-ins provide storage and a sophisticated focal point, drawing your eye to the cozy gas fireplace with its elegant wood mantle. Tucked away discreetly is a convenient two-piece powder room for guests, and a dedicated rear mudroom with built-in storage. The journey continues upstairs to a private haven. The generous primary suite is a true retreat, featuring a spacious walk-in closet and a five-piece ensuite that feels like a personal spa. Indulge in the soothing soaker tub or the separate glass-enclosed walk-in shower with a bench, all complemented by

dual vanities. Two additional well-sized bedrooms, each with a closet, share a five-piece bathroom with dual vanities. For ultimate convenience, the upper-level laundry room is a dream, complete with ample storage, a sink, and hanging racks. The fully finished basement adds even more living space, with high ceilings that create an open and welcoming feel. Here, youâ€™ll find a spacious family room with a wet bar, perfect for movie nights or entertaining. A fourth bedroom with a walk-in closet and a full four-piece bathroom provide ideal space for guests or a growing family, with an additional storage/utility room. Step outside to your sunny, southwest-facing backyardâ€”an entertainerâ€™s paradise. The patio area is the perfect spot for summer barbecues, while the included playset ensures hours of fun for the kids. After a long day, you can unwind in the relaxing sauna. Parking is a breeze with a detached rear garage and additional parking available out front. This custom-built home is more than just a house; itâ€™s a lifestyle. Its prime location places you moments away from Bow River pathways, Bowmont Park, Market Mall, and Winsport, with quick access to the mountains and downtown. This home offers the perfect blend of peaceful surroundings and urban convenience. Donâ€™t miss your chance to call this move-in-ready gem your own -book your Showing today!

Built in 2019

Essential Information

MLS® #	A2253727
Price	$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	1,758
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	4613 72 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2L3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Level, Rectangular Lot, Views

Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Town Residential

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