

# \$785,000 - 4625 72 Street Nw, Calgary

MLS® #A2232941

**\$785,000**

4 Bedroom, 4.00 Bathroom, 1,878 sqft

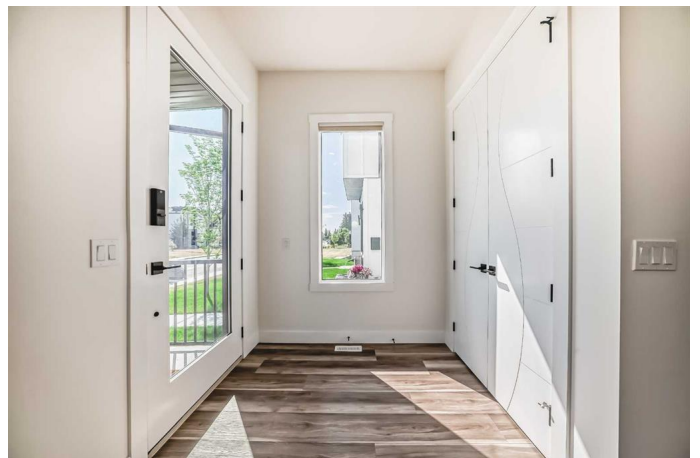
Residential on 0.07 Acres

Bowness, Calgary, Alberta

\*\*\* Amazing price adjustment \*\*\* 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 caf  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     ideal for commuters and nature lovers alike. With security cameras already in place and included, you    enjoy modern comfort, luxury, and confidence, ready for your next chapter in this unbeatable location in one of Calgary   s most dynamic, evolving northwest community.

Speak to a licensed contractor about the possibility of adding a side entrance!! You    notice some lawn wear in the backyard, those classic dog-pee brown patches offer the perfect opportunity for buyers to roll up their sleeves and create their dream outdoor space. This patch is a blank canvas, a low-cost, satisfying weekend project that can truly make the yard feel like your own. Ready for your creative touch!

Built in 2022

### Essential Information

MLS�� #	A2232941
Price	\$785,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,878
Acres	0.07
Year Built	2022
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4625 72 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2L3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot
Roof	Asphalt
Construction	Concrete, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
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Days on Market	48
Zoning	R-CG

## **Listing Details**

Listing Office	CIR Realty
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