

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

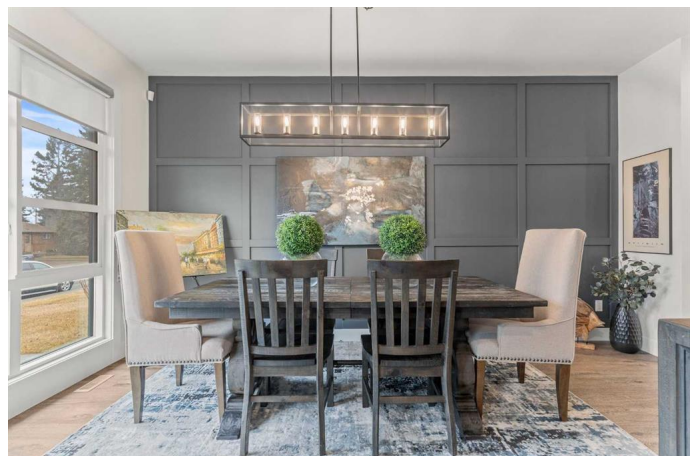
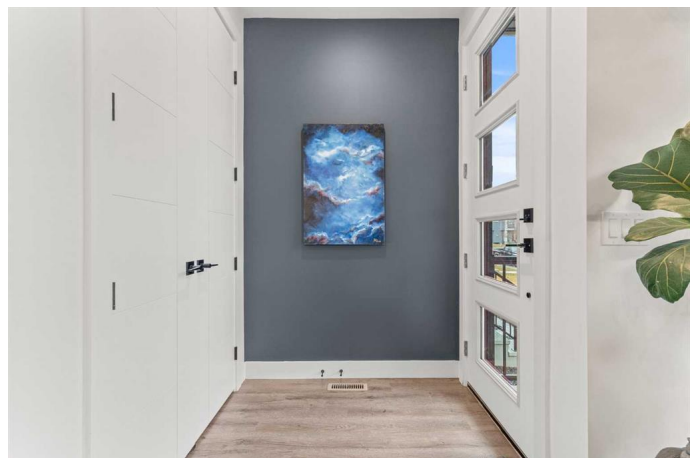
MLS® #A2205142

**\$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 | 23               |
| 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.