

**4625 72 Street NW
Calgary, Alberta**

MLS # A2232941



\$785,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,878 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data		

Inclusions: security cameras and ring doorbell are included

*** 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 indoor–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 chef’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 cafés 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’ll 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'll 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!