

**4516B 72 Street NW
Calgary, Alberta**

MLS # A2246350



\$1,050,000

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,004 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Level, Low Maintenance Landscape, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: N/A

Welcome to 4516B 72 Street NW, a custom-built, fully detached luxury home offering over 2,750 sq. ft. of thoughtfully designed living space in one of Calgary's most revitalized and emerging inner-city communities. In a market filled with duplexes, this is a rare detached gem—crafted for those who appreciate both elevated design and long-term value. Built in 2021 and enhanced with nearly \$120,000 in after-build upgrades, this 4-bedroom, 3.5-bath home blends style, function, and comfort across every level. Step inside to find wide-plank vinyl flooring, custom wallpaper and feature walls, triple-pane windows, and built-in ceiling speakers. The show-stopping kitchen features Fisher & Paykel and Thermador appliances, an oversized quartz island, built-in beverage units, and sleek full-height cabinetry. The open main floor flows seamlessly into a bright living space anchored by a feature fireplace wall, all overlooking the professionally landscaped yard with in-ground irrigation. Upstairs, the primary suite is a retreat—soaring ceilings, a custom feature wall, spa-like ensuite with soaker tub, tiled shower, dual vanities, and a large walk-in with built-ins. Two additional bedrooms, full bath, and upper laundry with storage and sink complete the floor. The fully developed basement is ready for whatever life calls for—guests, media, gym, or work-from-home—with a wet bar, rec room, 4th bedroom, and full bath. Outside, the glass-covered canopy over the rear patio creates a true four-season outdoor experience. Additional upgrades include: - Custom landscaping front and back - Glass canopy over rear deck - Upgraded wallpaper & designer feature walls - Water softener & Air Conditioning installed - Upgraded garage flooring - High-end appliances across kitchen, beverage area, and laundry Located in the heart of Bowness, a community that's

seeing dynamic growth and investment, this home is steps to Bow River pathways, Bowness Park, and just minutes to Market Mall, U of C, Foothills Hospital, downtown, and a straight shot west to the mountains. Modern comfort. Inner-city lifestyle. Future-proof value. This is the kind of detached living that rarely comes along in Bowness. Book your private showing today and experience what makes this home stand apart.