

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

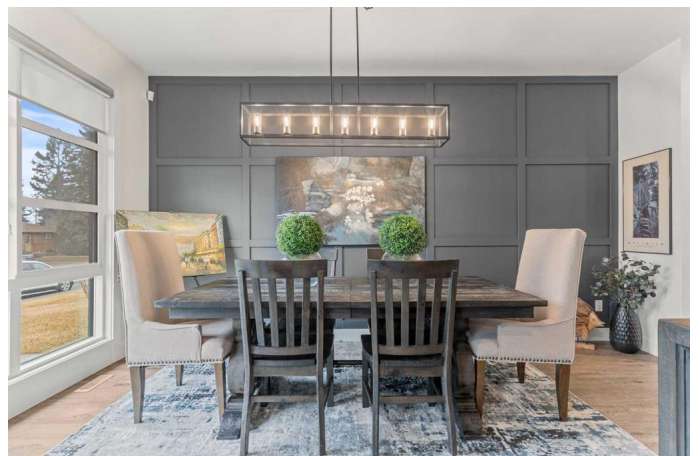
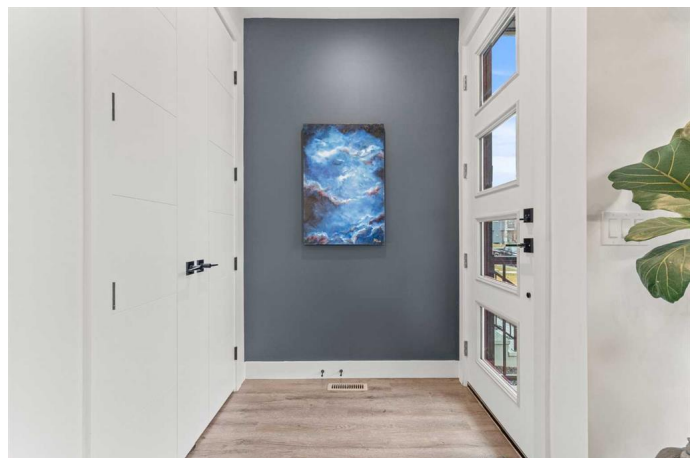
MLS® #A2205142

**\$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
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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	24
Zoning	R-CG

## **Listing Details**

Listing Office	eXp Realty
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