

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

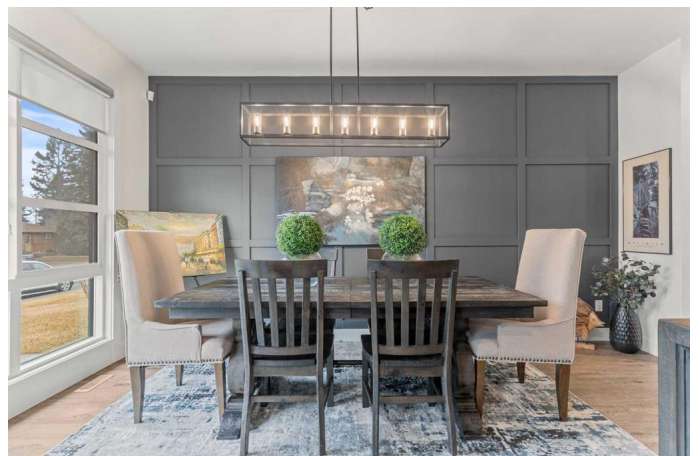
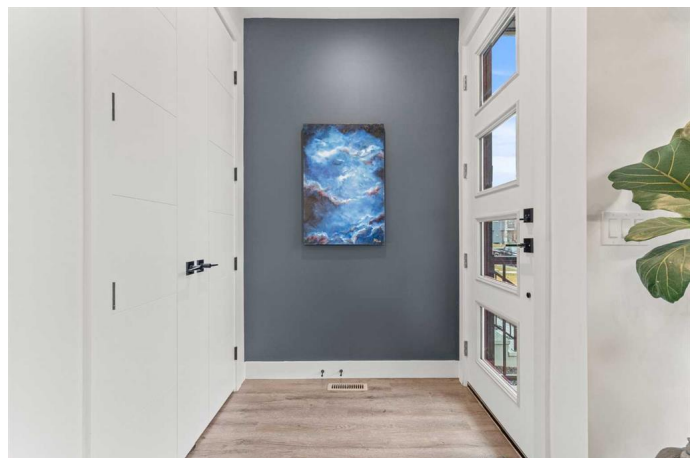
MLS® #A2205142

**\$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	16
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.