

# \$934,900 - 4618 72 Street Nw, Calgary

MLS® #A2235204

**\$934,900**

5 Bedroom, 4.00 Bathroom, 1,967 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to 4618 72 ST NW! This should not only be in the most beautiful homes magazine, but it should be the one on the cover! You will be very impressed, as it's even better than buying brand new!! This meticulously maintained and beautifully finished two-storey built in 2022 comes with a legal 2 bedroom basement suite, an insulated and heated garage and is just steps from the Bow River and Bowmont Pathways located on a quiet street. Take advantage of what the current owner have invested into this property, with stunning landscaping and a dream deck and patio area in the backyard. Air conditioning, high end window coverings and several smart built-ins, of which you won't find when buying new. The legal basement suite has been rented as an air BnB and could be sold fully furnished. Currently the long term tenant pays \$2,000 / month including utilities and lease ends August 31, 2025. As you enter this lovely home you will be greeted by modern engineered hardwood flooring, soaring 10' ceilings and beautiful designer finishes thru-out. Perfect home for family living and entertaining with it's well lit dining area, massive centre island with stainless steel appliances including a gas range, a coffee / wine bar with several built-ins, lots of pantry storage, a large living room with cozy high end fireplace, which leads out to the beautiful backyard thru massive patio doors. A large mudroom with additional storage, bench seating and a powder room off the rear



entrance complete the main floor, perfect for your everyday needs. The upper level boasts 3 bedrooms, a large middle bonus room with an amazing skylight, separate laundry room with sink & additional storage, plus another full bathroom. The primary bedroom is a true retreat with vaulted ceilings, barn door for decor, large walk-in closet and a spectacular 5 piece ensuite with deep soaker tub. The 2 bedroom + den basement suite is no slouch either, featuring luxury vinyl plank thru-out, stainless steel appliances and is a perfect mortgage helper. The stunning backyard will leave you speechless and truly can be enjoyed as a maintenance free sunny backyard for years to come. If your looking for a newer home, add this one to your list, you will not be disappointed! Excellent location as you are walking distance to Bowmont Park and Bow river pathways, 10 mins to the Children's and Foothills Hospitals, Close proximity to Sait and U of C, less than 20 mins to downtown and excellent access out West to the Mountains. Call your favorite realtor today to view this beautiful and elegant home!

Built in 2022

### Essential Information

MLS® #	A2235204
Price	\$934,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,967
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status	Active
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### Community Information

Address	4618 72 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2L4

### Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
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Days on Market	5
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX House of Real Estate
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