



**4506 72 Street, Calgary T3B2L4**

MLS®#: **A2186846** Area: **Bowness** Listing Date: **01/21/25** List Price: **\$879,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,933 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,See Remarks**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,830**  
 Low Sqft:  
 Ttl Sqft: **1,830**

DOM

**1**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**  
 Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Built-in Features,No Animal Home,No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`10" x 12`1"	Kitchen	Main	16`5" x 12`5"
Living Room	Basement	11`6" x 11`4"	Bedroom	Upper	11`5" x 9`9"
Bedroom	Basement	14`6" x 8`7"	2pc Bathroom	Main	5`11" x 5`11"
4pc Bathroom	Upper	8`7" x 4`11"	Kitchen	Basement	12`2" x 11`5"
Mud Room	Main	8`11" x 5`7"	Living Room	Main	15`10" x 12`7"
Laundry	Upper	6`8" x 5`3"	Bedroom - Primary	Upper	13`5" x 12`6"
Bedroom	Upper	20`4" x 8`8"	Bedroom	Basement	11`2" x 8`11"

4pc Bathroom  
Laundry

Basement  
Basement

8`8" x 4`11"  
3`9" x 3`2"

4pc Ensuite bath

Upper

12`0" x 7`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC2**

**309GR**

Remarks

Pub Rmks:

**Discover this pristine residence, seamlessly merging classic charm with modern elegance, nestled in the lively community of Bowness. Upon entry, you'll be welcomed by expansive West-facing windows that flood the space with natural light, highlighting the custom finishes that set this home apart. The main floor boasts a central kitchen featuring quartz countertops, pot filler, custom shelving and kitchenaid built in appliances, and a spacious island. The layout includes a generous front living room, a private rear dining area, a stylish powder room, and a convenient 2-piece bathroom with elegant wall paper finish. Upstairs, the primary bedroom stands out with its luxurious 4-piece ensuite and in-floor heating. With three bedrooms, two full bathrooms, and a laundry room on this level, the home balances practicality with luxury. The fully developed basement, accessible via a side entry, offers an open-concept living room with a kitchen, two additional bedrooms, a full bathroom, and separate laundry facilities, providing both flexibility and convenience. Additional features include a large deck accessible from the dining room, perfect for outdoor relaxation, and a double car detached garage. Low-maintenance vinyl windows further enhance the home's appeal. Situated in the sought-after Bowness neighborhood, renowned for its family-friendly environment and proximity to amenities and parks, this property offers a blend of convenience and tranquility. Enjoy the abundant natural light and thoughtfully designed features that make this home truly exceptional. Don't miss the opportunity to make this outstanding property yours.**

Inclusions:  
Property Listed By:

**none**  
**Royal LePage METRO**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











