

\$1,050,000 - 4516b 72 Street Nw, Calgary

MLS® #A2205142

\$1,050,000

4 Bedroom, 4.00 Bathroom, 2,004 sqft

Residential on 0.07 Acres

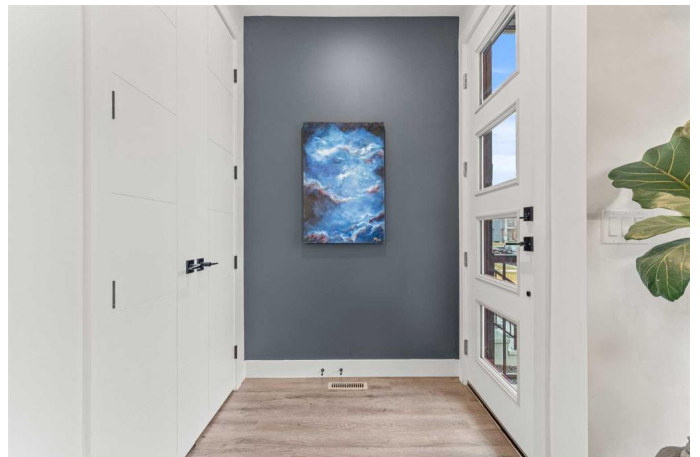
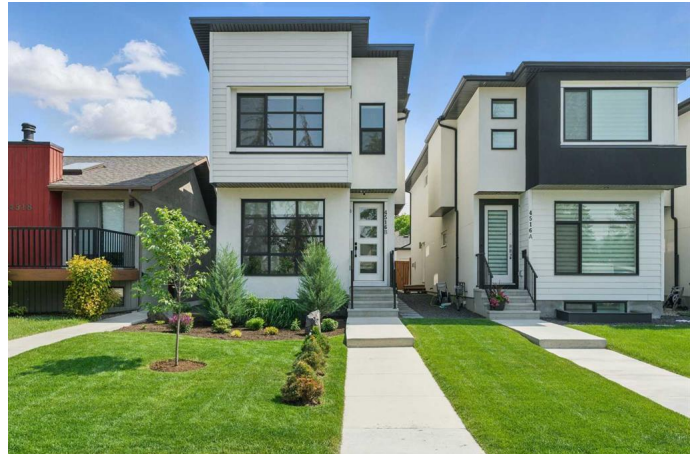
Bowness, Calgary, Alberta

Welcome to 4516B 72 Street NW, where elevated design meets everyday comfort in the heart of Bowness. Built in 2021, this fully developed detached luxury home offers over 2,750 sq. ft. of refined living space across 4 bedrooms and 3.5 bathrooms—a rare opportunity at this price point for a standalone home in one of Calgary’s most revitalized communities.

From the moment you step inside, you're greeted with wide-plank engineered hardwood, custom design details, and a warm, open-concept layout that’s perfect for both entertaining and daily living. The centerpiece? A show-stopping chef’s kitchen with Fisher & Paykel appliances, a gas range, quartz countertops, an oversized island, and full-height cabinetry—all crafted for style and function.

Upstairs, the luxury continues with three spacious bedrooms, including a tranquil primary suite featuring a spa-inspired ensuite (double vanity, oversized glass shower, and private water closet), and a walk-in closet with custom built-ins. A dedicated laundry room on the upper level adds thoughtful convenience.

The fully developed basement offers flexibility for how you live today—with a large rec room, fourth bedroom, and full bath ideal for a guest suite, gym, or media space.



Outside, enjoy your glass-covered rear deck, a fully fenced and landscaped yard, and a detached, insulated double garage. Whether you're hosting or unwinding, this space is designed to impress year-round.

Nestled on a quiet street just minutes from Bow River pathways, Market Mall, U of C, Foothills Hospital, and downtown, this home offers privacy, location, and long-term value in a community on the rise.

Modern. Detached. Turn-key. And one of the only homes of its kind in this price range—don't let this one slip away.

Built in 2021

Essential Information

MLS® #	A2205142
Price	\$1,050,000
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	Dishwasher, Microwave, Washer/Dryer, Window Coverings, Central Air Conditioner, Built-In Electric Range, Bar Fridge, Built-In Refrigerator, Built-In Oven, Garage Control(s)
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	98
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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