

# \$514,900 - 4304 70 Street Nw, Calgary

MLS® #A2227193

**\$514,900**

4 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.09 Acres

Bowness, Calgary, Alberta

Discover Your Ideal Home in Bowness â€“ Spacious, Updated, and Ready to Move In! Nestled in one of Calgaryâ€™s most charming communities, this 4 bed, 2 bath duplex-style home offers 1637 square feet of developed living space including a basement kitchenette and sits on a 4056 square foot lot.

Key Features:

â€¢ Generously Sized Lot: Enjoy a property that's one-third larger than most comparable homes in the area, providing ample space for outdoor activities and future enhancements.

â€¢ Modern Updates: The home boasts many updates including a freshly painted interior throughout, new window coverings, and a beautifully updated bathroom, combining style and functionality.

â€¢ Recent Mechanical Upgrades: Benefit from a newer furnace, hot water tank, shingles, soffits and eaves, ensuring efficiency and peace of mind.

â€¢ Tranquil Backyard: Relax in your private, tranquil backyard, ideal for unwinding after a busy day or entertaining guests.

Located in the vibrant Bowness neighborhood, you're just moments away from Bowness Park, the Bow River pathways, local shops, and cafes. With easy access to major routes, commuting to downtown Calgary or the mountains is a breeze.

This home is perfect for first-time buyers, small families, or anyone seeking a peaceful retreat with all the conveniences of city living.

Contact us today to schedule a viewing and



experience the charm of this Bowness gem  
firsthand!

Built in 1978

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2227193               |
| Price          | \$514,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 924                    |
| Acres          | 0.09                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4304 70 Street Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 2K5           |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 2  |
| Parking        | Concrete Driveway, Front Drive, Parking Pad  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home, Wet Bar  |
| Appliances        | Dishwasher, Electric Oven, Electric Range, Refrigerator, Washer/Dryer, Gas Water Heater |
| Heating           | Fireplace(s), Forced Air, Natural Gas   |

|                 |                           |
|-----------------|---------------------------|
| Cooling         | None                      |
| Fireplace       | Yes                       |
| # of Fireplaces | 1                         |
| Fireplaces      | Living Room, Wood Burning |
| Has Basement    | Yes                       |
| Basement        | Finished, Full            |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Treed, Many Trees |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 8               |
| Zoning         | R-CG            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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