



## 4516 72 Street Calgary Alberta

\$1,025,000

In a market filled with duplexes, this is a rare detached gem--crafted for those who appreciate both elevated design and long-term value. Built in 2021 and enhanced with nearly \$120,000 in after-build upgrades, this 4-bedroom, 3.5-bath home blends style, function, and comfort across every level. Welcome to 4516B 72 Street NW, a custom-built, fully detached luxury home offering over 2,750 sq. ft. of thoughtfully designed living space in one of Calgary's most revitalized and emerging inner-city communities...Bowness. Step inside to find wide-plank vinyl flooring, custom wallpaper and feature walls, triple-pane windows, and built-in ceiling speakers. The show-stopping kitchen features Fisher & Paykel and Thermador appliances, an oversized quartz island, built-in beverage units, and sleek full-height cabinetry. The open main floor flows seamlessly into a bright living space anchored by a feature fireplace wall, all overlooking the professionally landscaped yard with in-ground irrigation. Upstairs, the primary suite is a retreat--soaring ceilings, a custom feature wall, spa-like ensuite with soaker tub, tiled shower, dual vanities, and a large walk-in with built-ins. Two additional bedrooms, full bath, and upper laundry with storage and sink complete the floor. The fully developed basement is ready for whatever life calls for--guests, media, gym, or work-from-home--with a wet bar, rec room, 4th bedroom, and full bath. Outside, the glass-covered canopy over the rear patio creates a true four-season outdoor experience. Additional upgrades include:- Custom landscaping front and back- Glass canopy over rear deck- Upgraded wallpaper & designer feature walls- Water softener & Air Conditioning installed- Upgraded garage flooring- High-end appliances across kitchen, beverage area, and laundry. Located in the heart of Bowness, a community that's seeing dynamic growth and investment, t...

4pc Bathroom 6.67 Ft x 7.58 Ft

Other 7.00 Ft x 5.75 Ft

Bedroom 14.42 Ft x 11.33 Ft

Recreational, Games room 14.33 Ft x 11.33 Ft

Furnace 6.67 Ft x 8.42 Ft

2pc Bathroom 5.33 Ft x 5.08 Ft

Living room 15.83 Ft x 18.00 Ft

3pc Bathroom 9.42 Ft x 4.67 Ft

5pc Bathroom 10.33 Ft x 13.42 Ft

Bedroom 11.42 Ft x 9.92 Ft

Bedroom 10.83 Ft x 14.00 Ft

Laundry room 7.83 Ft x 5.83 Ft

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Originally Listed by:  
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Dining room 11.33 Ft x 16.50 Ft

Primary Bedroom 15.83 Ft x 18.08 Ft

Kitchen 11.83 Ft x 21.50 Ft