



4625 72 Street Calgary Alberta

\$845,000

*** OPEN HOUSE JULY 5 from 1-4PM *** Situated in the heart of Bowness, steps to Bow River pathways, the green oasis of Bowness Park, and year-round outdoor amenities. Welcome home to this modern open concept infill, flooded with natural light. Enjoy seamless indoor-outdoor living with a fully fenced backyard and detached double garage, perfect for family fun or weekend projects. Inside, the floor-to-ceiling tile surrounding the stylish gas fireplace sets a dramatic tone in the great room, while built-in speakers are already in place, awaiting to bring your playlists and podcasts to life. The chef's kitchen is appointed with high-end stainless-steel appliances and a separate wall oven, and additional counter space that's ideal for elevated prep work or setting up a charming coffee bar, a perfect nook for your morning routine. The upper-level retreat welcomes you with three spacious bedrooms, with upgraded wiring, ideal for homework zones, streaming setups, or remote work. The master bedroom impresses with a dramatic vaulted ceiling that adds airy elegance and architectural interest. The primary suite is a true haven, featuring a spa-inspired ensuite with dual vanities, a glass-enclosed shower, and a luxurious soaker tub, perfect for unwinding after a long day at work. Second floor laundry room complete with a convenient sink for added functionality. Close to schools (Belvedere Parkway, Bowness High, Thomas Riley, Our Lady of the Assumption), transit, local cafes and shops. Quick access to 16th Ave NW, Stoney Trail, & major transit routes. Conveniently located 15 minutes to Downtown Calgary. Get away from the long week of work, escape to the mountains are within an hour drive -- ideal for commuters and nature lovers alike. With security cameras already in place and included, you'll enjoy modern comfort, luxury, and confidence, ready for your next chapter in thi...

Bedroom 11.42 Ft x 11.25 Ft

Bedroom 11.42 Ft x 9.33 Ft

5pc Bathroom 7.42 Ft x 9.33 Ft

Laundry room 9.33 Ft x 5.92 Ft

Primary Bedroom 14.33 Ft x 12.33 Ft

Other 6.50 Ft x 7.67 Ft

Other 5.92 Ft x 5.25 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Other 6.83 Ft x 5.83 Ft

Living room 14.25 Ft x 12.67 Ft

Dining room 13.08 Ft x 9.75 Ft

Kitchen 18.83 Ft x 14.17 Ft

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Listing Presented By:



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5pc Bathroom 16.25 Ft x 6.25 Ft

Other 8.50 Ft x 3.75 Ft

Bedroom 11.92 Ft x 9.25 Ft

Other 10.83 Ft x 5.67 Ft

2pc Bathroom 4.83 Ft x 5.25 Ft