\$750,000 - 4625 72 Street Nw, Calgary

MLS® #A2256416

\$750,000

4 Bedroom, 4.00 Bathroom, 1,878 sqft Residential on 0.07 Acres

Bowness, Calgary, Alberta

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 cafés 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 â€" ideal for commuters and nature lovers alike. With security cameras already in place and included, you'II enjoy modern comfort, luxury, and confidence, ready for your next chapter in this unbeatable location in one of Calgary's most dynamic, evolving northwest community.

Speak to a licensed contractor about the possibility of adding a side entrance for future possibilities!!

Built in 2022

Essential Information

MLS® # A2256416

Price \$750,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1
Square Footage 1,878

Acres 0.07

Year Built 2022

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 4625 72 Street Nw

Subdivision Bowness

City Calgary
County Calgary
Province Alberta
Postal Code T3B 2L3

Amenities

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, Quartz Counters, Vaulted Ceiling(s),

Walk-In Closet(s), Wet Bar, Wired for Data

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric

Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Level, Rectangular Lot

Roof Asphalt

Construction Concrete, Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 11th, 2025

Days on Market 38

Zoning R-CG

Listing Details

Listing Office CIR Realty

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