

\$1,025,000 - 4516b 72 Street Nw, Calgary

MLS® #A2246350

\$1,025,000

4 Bedroom, 4.00 Bathroom, 2,004 sqft

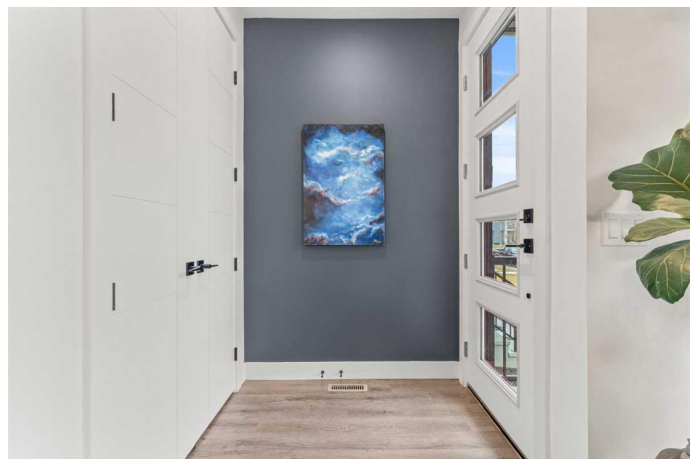
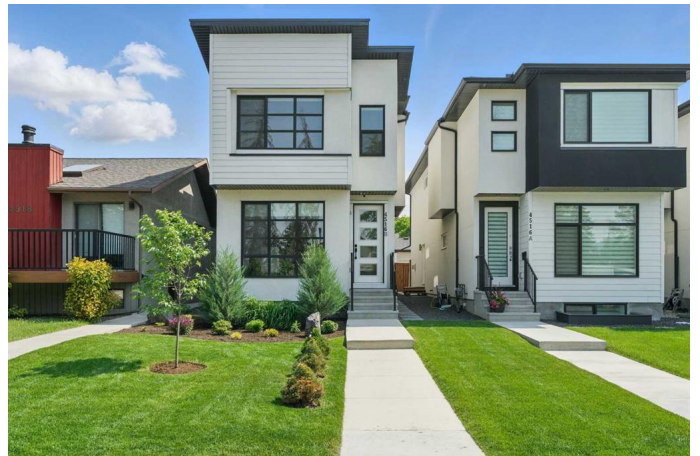
Residential on 0.07 Acres

Bowness, Calgary, Alberta

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, this home is steps to Bow River pathways, Bowness Park, and just minutes to Market Mall, U of C, Foothills Hospital, downtown, and a straight shot west to the mountains.

Modern comfort. Inner-city lifestyle. Future-proof value. This is the kind of detached living that rarely comes along in Bowness.

Book your private showing today and experience what makes this home stand apart.

Built in 2021

Essential Information

MLS® #	A2246350
Price	\$1,025,000
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	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Electric Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), BBQ gas line, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Level, Low Maintenance

	Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	43
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.