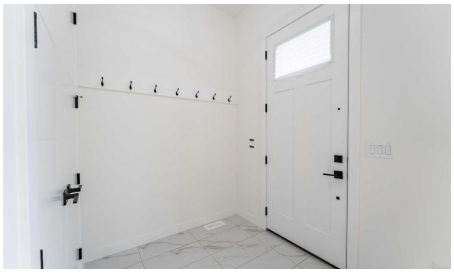
3925 74 Street NW

Calgary | Active | MLS® A2359103

$825,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2023**	**1,895.62 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Dream Home in Bowness | Backs Directly onto a Park | Schools One Block Away | 3925 74 ST NW
This beautifully designed semi-detached home offers the perfect blend of modern luxury and family-friendly living in the heart of vibrant Bowness. With just over 2,700 sq ft of finished space, 4 bedrooms, and 4 bathrooms, this west-facing home is backing directly on a park and ideally suited for growing families with grade-school children or privacy of no rear neighbours.
Step into a bright, welcoming foyer with 10-foot ceilings and abundant natural light. The open-concept main floor is perfect for family life and entertaining. It features a dedicated dining room, a spacious living room anchored by a stunning full-height tiled fireplace with built-ins, and a show-stopping kitchen with a massive island, quartz countertops, ceiling-height custom cabinetry, built-in pantry, and premium stainless steel appliances.
Practical family features include a mudroom with custom storage, a main-floor powder room, and a convenient home office.
Upstairs, 9-foot ceilings grace three generous bedrooms. The primary suite is a true parents' retreat with a massive walk-in closet and a luxurious 5-piece ensuite featuring a freestanding soaker tub, large walk-in shower with heated floors, and dual quartz vanities. Two additional bright bedrooms share a modern 4-piece bathroom, while the laundry room includes a quartz folding counter and deep sink.
The fully developed basement (with 9-foot ceilings) is an absolute bonus for families - complete with a large rec room, full wet bar, a generous fourth bedroom with walk-in closet, and another full 4-piece bathroom. Perfect for kids' play space, movie nights, guests, or future teens wanting their own area.
The backyard is the highlight for families with young children. This private west-facing oasis directly backs onto a park, giving your kids safe, supervised access to green space right outside your door - ideal for daily play, sports, or evening family time without ever leaving home.
Prime Family Location: Elementary schools (Our Lady of the Assumption & Bowcroft) just one block away
Steps to Bow River pathways and Bowness Park for skating, picnics, and river walks Walking distance to playgrounds, community pool, arena, and local shops including Cadence Coffee and Angel's Drive In Minutes to WinSport, University of Calgary, downtown Calgary, and easy highway access
If you're looking for a move-in ready home where your children can walk to school and play in the park right behind the house, this is it. Thoughtfully designed with high-end finishes, spacious rooms, and a layout that truly supports family life in one of Calgary's most loved communities.
Ready for your family to make memories here. Come see why this home stands out!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359103
Bedrooms	4
Bathrooms	4

Year Built	2023
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,895.62 sq. ft.
Main Level Finished Area:	907.08 sq. ft.
Upper Level Finished Area:	988.54 sq. ft.
Below Grade Finished Area:	773.24 sq. ft.
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2023 (Age: 3)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1

Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2410045
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	See Remarks
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Garage Door Opener, Humidifier

Restrictions:	None Known
Main Floor	Living Room · 14'8" × 14'7" ·
Main Floor	Kitchen · 16'10" × 15'11" ·
Main Floor	Dining Room · 13'11" × 10'11" ·
2nd Floor	Bedroom - Primary · 16'1" × 13' ·
2nd Floor	Walk-In Closet · 8'10" × 8'6" ·
2nd Floor	Laundry · 7' × 6' ·
2nd Floor	Bedroom · 10'9" × 9'8" ·
2nd Floor	Bedroom · 10'9" × 10' ·
Lower Level	Game Room · 22'6" × 19' ·
Lower Level	Bedroom · 13'9" × 10'10" ·
Lower Level	Walk-In Closet · 10'10" × 4'10" ·
Lower Level	Storage · 7'4" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub
Exterior Features:	Playground, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C2

Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3925-74-street-nw-calgary-a2359103/

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Data was last updated November 25, 2026 at 06:05 PM (UTC)

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.