4339 70 Street NW

Calgary | Active | MLS® A2350691

$624,900









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1952**	**1,405.52 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Welcome to an amazing one owner home, on a manicured and massive 72x120 R-C2 west facing rear yard in the heart of Bowness!!! Pride of ownership is evident through-out the entire property! This expansive over 1,400 sqft, 3 bedroom bungalow has had a couple additions over time and has enhanced all of the living spaces. This home offers several upgrades including an updated eat-in kitchen c/w maple cabinetry and an upgraded 100amp electrical service. The main floor features 3 bedrooms, a front living room, a large family room and adjoining sitting room c/w patio doors to a large enclosed sunny west facing rear deck, and a main floor laundry room.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350691
Bedrooms	3
Bathrooms	1
Year Built	1952
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,405.52 sq. ft.
Main Level Finished Area:	1,405.52 sq. ft.
Below Grade Finished Area:	461.93 sq. ft.
Acreage:	No
Lot Area:	8,697 sq. ft.

Lot Frontage:	72'8"
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	8
Year built:	1952 (Age: 74)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	3704GN
Heating:	Forced Air, Natural Gas
Basement:	Partial, Finished, None
Foundation:	Block, Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Double Garage Detached, Rear Drive

Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 15'5" × 11'10" ·
Main Floor	Family Room · 19'8" × 14'9" ·
Main Floor	Kitchen · 14'5" × 11'4" ·
Main Floor	Breakfast Nook · 8'10" × 4'6" ·
Main Floor	Library · 12'5" × 10'8" ·
Main Floor	Bedroom - Primary · 11'11" × 9'7" ·
Main Floor	Bedroom · 11'4" × 10' ·
Main Floor	Bedroom · 10'1" × 9'7" ·
Main Floor	Foyer · 10' × 3'4" ·
Main Floor	Laundry · 9'7" × 5'8" ·
Lower Level	Game Room · 18'8" × 10'9" ·
Lower Level	Cold Room/Cellar · 13'5" × 4'5" ·
Lower Level	Furnace/Utility Room · 15'4" × 10'3" ·
Lower Level	Flex Space · 11'7" × 10'4" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, See Remarks
Exterior Features:	Private Yard

Patio And Porch Features:	Patio, Rear Porch
Lot Features:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Private, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C2
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4339-70-street-nw-calgary-a2350691/

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