4510 72 Street NW

Calgary | Active | MLS® A2351554

$789,900









Bedrooms	Bathrooms	Year Built	Living area
4	4	2021	1,796.1 sq. ft.

Your next move starts with a conversation.

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Listed by Century 21 Masters

A closer look

Refined living meets an exceptional address in this 1,796 sq ft two-storey residence in the heart of Bowness. Moments from Canada Olympic Park, the Bow River pathways and Market Mall, with effortless access to downtown and major routes, this home blends everyday convenience with elevated style. Thoughtfully crafted inside and out, the main level makes an immediate impression with soaring 9' ceilings, oversized 8' doors, wide-plank luxury vinyl flooring and an open, light-filled layout designed for both entertaining and quiet evenings at home. A gracious front dining room sets the stage for memorable gatherings and flows into the chef-inspired kitchen, appointed with gleaming quartz surfaces, sophisticated two-tone cabinetry, a generous island with seating and premium stainless steel appliances, including a gas cooktop and built-in wall oven. The adjoining living room is anchored by an inviting gas fireplace. The upper level offers three well-proportioned bedrooms, two full baths and a dedicated laundry room with sink. Retreat to the serene primary suite, complete with a walk-in closet with custom built-ins and a spa-inspired 5-piece ensuite featuring dual vanities, a jetted soaker tub and an expansive tiled shower. The fully developed lower level extends the living space with a spacious recreation room and built-in wet bar, ideal for hosting, along with a fourth bedroom, a 4-piece bath and abundant storage. Year-round comfort is assured with central air conditioning, a water softener and front and back yard irrigation, while a double detached garage with lane access completes this remarkable offering. An exceptional opportunity to own a home of distinction in one of Calgary's most sought-after riverside communities. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351554
Bedrooms	4
Bathrooms	4
Year Built	2021
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:	1,796.1 sq. ft.
Main Level Finished Area:	850.8 sq. ft.
Upper Level Finished Area:	945.3 sq. ft.
Below Grade Finished Area:	710.1 sq. ft.
Lot Area:	2,744 sq. ft.
Lot Frontage:	22'10¾"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2021 (Age: 5)
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:	2110913
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame, Wood Siding
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Marble, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Sink, Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	Underground sprinkler System and one garage remote
Restrictions:	None Known
Main Floor	Kitchen · 16'4" × 8'8" ·
Main Floor	Dining Room · 11'9" × 11' ·
Main Floor	Living Room · 12'9" × 12' ·
Main Floor	Entrance · 6'4" × 5' ·
Main Floor	Mud Room · 11'8" × 4'9" ·
2nd Floor	Bedroom - Primary · 15'5" × 11'11" ·
2nd Floor	Bedroom · 11' × 10'2" ·
2nd Floor	Bedroom · 10'11" × 9'5" ·

2nd Floor	Walk-In Closet · 7' × 5'4" ·
2nd Floor	Walk-In Closet · 4'11" × 3'8" ·
2nd Floor	Laundry · 8'9" × 5'7" ·
Basement	Family Room · 24'1" × 16'11" ·
Basement	Bedroom · 11'9" × 10'11" ·
Basement	Walk-In Closet · 5'9" × 4'11" ·
Basement	Storage · 12'6" × 4'1" ·
Basement	Furnace/Utility Room · 8'1" × 7' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C2
Listed Date:	Oct 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4510-72-street-nw-calgary-a2351554/

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