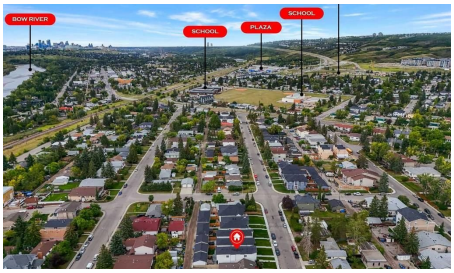
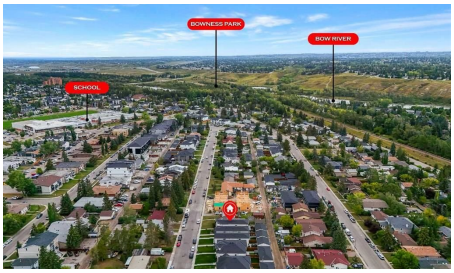
4516B 72 Street NW

Calgary | Active | MLS® A2355848

$969,900









Bedrooms	Bathrooms	Year Built	Living area
4	4	2021	2,030.85 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

HIGH-END UPGRADES THROUGHOUT!! DOUBLE DETACHED GARAGE!! 2800+ SQFT OF TOTAL LIVING SPACE!! 4 BEDROOMS!! 3.5 BATHS!! FULLY DEVELOPED BASEMENT!! CENTRAL A/C!! BEAUTIFULLY LANDSCAPED BACKYARD!! Welcome to this beautifully upgraded home offering over 2,800 SQFT of total living space with a thoughtfully designed interior and quality finishes throughout! The main floor welcomes you with a spacious foyer leading into the DINING AREA, followed by a stunning gourmet KITCHEN featuring premium FISHER & PAYKEL APPLIANCES, BUILT-IN REFRIGERATOR, a large centre island and upgraded cabinetry. The inviting LIVING ROOM features a FIREPLACE surrounded by a full-height feature wall, complemented by custom built-ins and decorative finishes. A 2PC BATH completes this level. Additional upgrades include 8-FT DOORS on the main and upper levels, INTERIOR GLASS RAILINGS, decorative feature walls and a WATER SOFTENER. Upstairs offers 3 BEDROOMS, 2 FULL BATHROOMS and conveniently located LAUNDRY. The spacious PRIMARY BEDROOM features a custom WALK-IN CLOSET with extensive built-in cabinetry, drawers, hanging space and a full-length mirror, along with a luxurious 5PC ENSUITE. The additional two bedrooms each feature their OWN WALK-IN CLOSETS and share a 3PC BATH. The FULLY DEVELOPED BASEMENT adds even more living space with a HUGE REC ROOM, BAR AREA, an additional BEDROOM with WALK-IN CLOSET and a 4PC BATH - perfect for guests or extended family. Outside, the backyard has been extensively landscaped to create a private outdoor retreat, complete with an IN-GROUND SPRINKLER SYSTEM, mature greenery, a large patio, PERGOLA and a striking GLASS EXTERIOR CANOPY covering the rear entrance and patio area. The property also features CENTRAL AIR CONDITIONING and a DOUBLE DETACHED GARAGE that is INSULATED AND FINISHED. Located close to the BOW RIVER, pathways, parks, CALGARY FARMERS' MARKET and other nearby amenities. A beautifully finished home combining luxury upgrades, functional living space and an exceptional outdoor setup!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355848
Bedrooms	4
Bathrooms	4
Year Built	2021
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:	2 Storey
Total Living Area:	2,030.85 sq. ft.
Main Level Finished Area:	958.3 sq. ft.
Upper Level Finished Area:	1,072.54 sq. ft.
Below Grade Finished Area:	775 sq. ft.
Acreage:	No
Lot Area:	3,003 sq. ft.
Lot Frontage:	24'10½"
Front Exposure:	Southwest
Levels:	Two
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, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Vinyl Siding

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Range Hood, Washer
Inclusions:	Beverage Fridge
Restrictions:	None Known
Main Floor	Dining Room · 16'7" × 11'6" ·
Main Floor	Kitchen · 21'8" × 11'5" ·
Main Floor	Living Room · 17'8" × 16' ·
2nd Floor	Bedroom - Primary · 18' × 15'11" ·
2nd Floor	Walk-In Closet · 8'9" × 5'4" ·
2nd Floor	Laundry · 8' × 6' ·
2nd Floor	Bedroom · 11'6" × 10' ·

2nd Floor	Bedroom · 14' × 10'11" ·
Basement	Game Room · 25'9" × 14'5" ·
Basement	Flex Space · 7'1" × 5'9" ·
Basement	Furnace/Utility Room · 8'6" × 6'8" ·
Basement	Bedroom · 14'6" × 11'4" ·
Basement	Storage · 5'8" × 4' ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Patio
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4516b-72-street-nw-calgary-a2355848/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.