



4347 72 Street NW
Calgary, Alberta

MLS # A2312085



\$750,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,005 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Tankless Hot Water		

Inclusions: TV Wall Mounts, window coverings, dining room shelf.

Welcome to this modern semi-detached home in the heart of Bowness, offering 2,005 sqft above grade, 3 bedrooms, 2.5 bathrooms, and a bright, functional layout designed for everyday living. The main floor has an open and comfortable flow, with a stylish kitchen featuring white quartz countertops, two-tone cabinetry, a large eat-in island, gas cooking, and upgraded appliances. The kitchen connects seamlessly to the dining and living areas, making it a great space for hosting or simply enjoying day-to-day life at home. The living room is anchored by a gas fireplace with a full-height tile feature wall, adding warmth and a clean modern finish to the space. At the rear of the home, a practical mudroom with built-ins leads out to the fenced southwest-facing backyard, complete with a concrete patio and double detached garage. Upstairs, you’ll find three well-sized bedrooms, a full bathroom, and a convenient upper-level laundry room with sink. The primary bedroom offers a comfortable retreat with a walk-in closet, built-in speakers, and a private ensuite featuring heated floors, a jetted tub, and a spacious walk-in shower. The unfinished basement is ready for future development and offers a great opportunity to finish the space to suit your needs, with room for an additional bedroom, recreation area, bar space, and bathroom rough-in already in place. Additional features include central air conditioning, a water softener, built-in speaker zones on the main floor and in the primary bedroom, a new tankless hot water system installed in 2024, and a drywalled double garage. Located on a developed street in Bowness, close to schools, parks, playgrounds, shopping, and quick access to Stoney Trail and 16 Avenue, this home offers a great blend of modern finishes, practical space, and a convenient northwest Calgary lifestyle.