



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4609 72 Street NW
Calgary, Alberta

MLS # A2327999



\$849,900

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,944 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar		

Inclusions: NA

Set in one of Calgary's most established and sought-after inner-city communities, this fully finished detached infill delivers the space, style and location buyers are looking for—plus the opportunity for a quick possession. Bright, modern and thoughtfully designed, the home features expansive windows, high ceilings and an open-concept layout filled with natural light while still offering excellent privacy. Quality construction and impressive soundproofing create a peaceful, comfortable retreat just minutes from everything Bowness has to offer. The main floor is made for real life, with a versatile front flex room ideal for an office, playroom or sitting area. At the heart of the home, the chef-inspired kitchen features quartz countertops, beautiful cabinetry, hardwood flooring and a generous walk-in pantry, opening seamlessly to the living room with custom built-ins and a cozy gas fireplace. A functional rear mudroom with built-in storage leads to the covered back deck, complete with roller shades and a reclaimed barn wood privacy wall. Beyond it, the private backyard sports court is a rare bonus—perfect for basketball, games, kids and entertaining. Upstairs, retreat to the spacious primary suite with a walk-in closet and beautifully appointed ensuite. Two additional bedrooms, a full bathroom and a convenient laundry room with sink and ample storage complete the level. The fully finished basement adds even more flexibility with a large family room, wet bar, full bathroom and oversized bright bedroom or multi-purpose space for guests, a gym, teenagers or hobbies. And then there's Bowness. Spend weekends exploring Bowness Park and the Bow River pathways, grab coffee or a bite along Bowness Road, and enjoy the community's unique mix of local shops, restaurants, recreation and neighbourhood character. You're

also conveniently located near Canada Olympic Park, Market Mall, Foothills Medical Centre and the University of Calgary, with easy access to downtown and a quick escape west toward the mountains. Inner-city convenience, a vibrant community, a fully finished home and quick possession—this Bowness opportunity is ready when you are.