# \$528,000 - 4512 73 Street Nw, Calgary

MLS® #A2201440

## \$528,000

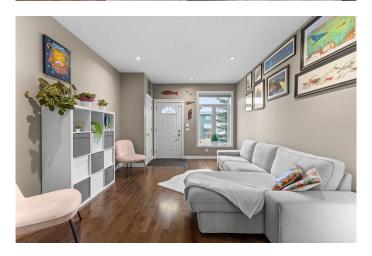
3 Bedroom, 3.00 Bathroom, 1,623 sqft Residential on 0.00 Acres

Bowness, Calgary, Alberta

Welcome to this stunning, air-conditioned three-story row townhouse, perfectly situated in the vibrant and sought-after community of Bowness. Thoughtfully designed for both style and functionality, this home offers an exceptional layout that caters to modern living. Step inside to the open-concept main floor, where natural light pours into the spacious living and kitchen areaâ€"ideal for entertaining or simply enjoying everyday life. A convenient half bath and a back entrance leading directly to your parking make this level as practical as it is inviting. On the second floor, you will find two generously sized bedrooms, a full bath, and a hallway laundry area, ensuring convenience is always within reach. The third floor is your own private retreat, a luxurious primary suite complete with a walk-in closet, a four-piece ensuite, and a private west facing balcony, perfect for unwinding while enjoying the fresh air. Downstairs, the finished lower level offers incredible versatility, featuring two separate rec room spaces, ideal for a home office, gym, media room, or play area. Living in Bowness means you're surrounded by some of Calgary's best amenities. A variety of schools serving different age groups and grade levels, the breathtaking Bow River, and the iconic Bowness Park are just minutes away. Enjoy the convenience of nearby shopping, restaurants, public transit and easy access to the mountains for weekend getaways. This is more than a home, it's a lifestyle. Come and experience the best of







#### Built in 2010

#### **Essential Information**

MLS® # A2201440 Price \$528,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,623 Acres 0.00 Year Built 2010

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 4512 73 Street Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B 2M4

#### **Amenities**

Amenities Parking

Parking Spaces 2

Parking Alley Access, Assigned, Off Street, Shared Driveway, Stall, Outside,

Plug-In, Rear Drive

#### Interior

Interior Features High Ceilings, Laminate Counters, No Animal Home, No Smoking Home,

Open Floorplan, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Humidifier,

Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

# of Stories 3

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Lighting, Storage

Lot Description Back Lane, Front Yard, Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 21st, 2025

Days on Market 14

Zoning M-C1

# **Listing Details**

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.