

# \$550,000 - 4303 72 Street Nw, Calgary

MLS® #A2251320

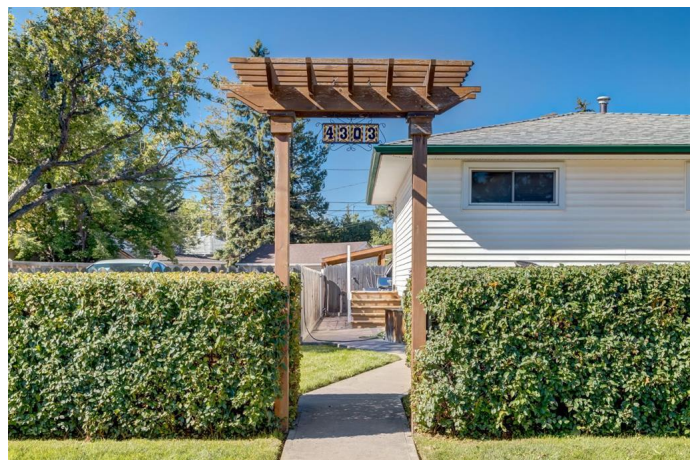
**\$550,000**

3 Bedroom, 2.00 Bathroom, 912 sqft

Residential on 0.17 Acres

Bowness, Calgary, Alberta

Discover the community charm of Bowness! This three bedroom bungalow with fully finished basement is located on a great corner lot. Entering the home, you are greeted with a well laid out main floor, full of warmth and sunlight. The formal dining room leads into the living room with a separate closed door entrance to your kitchen for ease of entertaining. The recently renovated kitchen boasts a fresh feel with white cabinets and backsplash. Featuring stunning walnut countertops which are known for their eco-friendly and antibacterial properties! The cute breakfast nook is perfect for casual dining. Down the hall is your primary bedroom and 4-piece bathroom with tub and shower combo. A convenient mud room with entrance to the yard is perfect for storing coats and pet friendly access. Headed down to the lower level you will find two more bedrooms, a 3-piece bathroom and tons of space for entertainment. Featuring a large family room and separate office space, a laundry room plus plenty of storage, this home has it all. Wandering out into the yard, the privacy shrubs, greenery and cute backyard layout complete this homes Bowness charm! The southwest facing backyard means sunshine galore! With a nice size deck, gas hookup for bbq and separate gas hookup for fire pit, backyard bbq's are a breeze. The oversized yard is complete with a storage shed with room for all your toys and equipment. A paved parking pad for two vehicles is located to the



side of the home. With all the qualities you desire plus the amazing community of Bowness, this home is sure to go quickly! Don't hesitate and contact your realtor today for a showing!

Built in 1960

### Essential Information

MLS® #	A2251320
Price	\$550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	912
Acres	0.17
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4303 72 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2L1

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## **Exterior**

Exterior Features	BBQ gas line, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	August 26th, 2025
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX Realty Professionals
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