



**GRASSROOTS**  
REALTY GROUP

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**4516B 72 Street NW**  
**Calgary, Alberta**

**MLS # A2246350**



**\$1,050,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,004 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Level, Low Maintenance Landscape, Pri		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wet Bar, Wired for Sound		

**Inclusions:** N/A

Welcome to 4516B 72 Street NW, a custom-built, fully detached luxury home offering over 2,750 sq. ft. of thoughtfully designed living space in one of Calgary's most revitalized and emerging inner-city communities...Bowness. In a market filled with duplexes, this is a rare detached gem—crafted for those who appreciate both elevated design and long-term value. Built in 2021 and enhanced with nearly \$120,000 in after-build upgrades, this 4-bedroom, 3.5-bath home blends style, function, and comfort across every level. Step inside to find wide-plank vinyl flooring, custom wallpaper and feature walls, triple-pane windows, and built-in ceiling speakers. The show-stopping kitchen features Fisher & Paykel and Thermador appliances, an oversized quartz island, built-in beverage units, and sleek full-height cabinetry. The open main floor flows seamlessly into a bright living space anchored by a feature fireplace wall, all overlooking the professionally landscaped yard with in-ground irrigation. Upstairs, the primary suite is a retreat—soaring ceilings, a custom feature wall, spa-like ensuite with soaker tub, tiled shower, dual vanities, and a large walk-in with built-ins. Two additional bedrooms, full bath, and upper laundry with storage and sink complete the floor. The fully developed basement is ready for whatever life calls for—guests, media, gym, or work-from-home—with a wet bar, rec room, 4th bedroom, and full bath. Outside, the glass-covered canopy over the rear patio creates a true four-season outdoor experience. Additional upgrades include: - Custom landscaping front and back - Glass canopy over rear deck - Upgraded wallpaper & designer feature walls - Water softener & Air Conditioning installed - Upgraded garage flooring - High-end appliances across kitchen, beverage area, and laundry Located in the heart

of Bowness, a community that's seeing dynamic growth and investment, this home is steps to Bow River pathways, Bowness Park, and just minutes to Market Mall, U of C, Foothills Hospital, downtown, and a straight shot west to the mountains. Modern comfort. Inner-city lifestyle. Future-proof value. This is the kind of detached living that rarely comes along in Bowness. Book your private showing today and experience what makes this home stand apart.