



## 4516B 72 Street NW, Calgary, Alberta - \$1,025,000



Main Photo

### Property Description

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. 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.

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.

## REALTOR Referral

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