# \$755,000 - 4816 70 Street Nw, Calgary

MLS® #A2232447

## \$755,000

4 Bedroom, 4.00 Bathroom, 1,810 sqft Residential on 0.07 Acres

Bowness, Calgary, Alberta

High-end finishes in this home, combined with thoughtful details, modern living and an unbeatable location. steps from the Bow River Pathway, this stunning home offers the perfect blend of elegance, practicality, and luxury living. Families will love the convenience of having schools for all ages within walking distance, while the serene location provides endless opportunities for outdoor adventures. Inside, oversized windows flood the space with natural light, highlighting the cozy living room with a gas fireplace framed by Italian tile. The chef's kitchen is a masterpiece, featuring ample cabinetry, a gas stove, and expansive counters ideal for entertaining. A hidden mudroom with seamless access to the double garage and a powder room with soaring 11-foot ceilings add both functionality and style. Upstairs, the master suite is a true retreat with an oversized window, a walk-in closet, and a spa-like ensuite complete with a freestanding tub, a floor-to-ceiling tiled shower, and a chic barn door. Home is roughed in for central air . The fully finished basement elevates the home further, featuring a sleek wet bar, a bedroom, with a spacious entertainment area, and a luxurious 4-piece bath. Set up your private appointment today to view this fabulous house.







Built in 2025

#### **Essential Information**

MLS® # A2232447
Price \$755,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,810 Acres 0.07 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style Side by Side, 2 Storey

Status Active

## **Community Information**

Address 4816 70 Street Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B 2K6

Amenities

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No

Animal Home, No Smoking Home

Appliances Dishwasher, Gas Stove, Refrigerator, Washer/Dryer

Heating Forced Air Cooling Rough-In

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Stone

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 20th, 2025

Days on Market 131

Zoning R-CG

# **Listing Details**

Listing Office Century 21 Masters

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