

# \$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 area—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



Bowness!

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, Outside, Plug-In, Rear Drive, Shared Driveway, Stall

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), High Ceilings, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Humidifier, Water Softener

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	38
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.