

# \$528,000 - 4512 73 Street Nw, Calgary

MLS® #A2201440

**\$528,000**

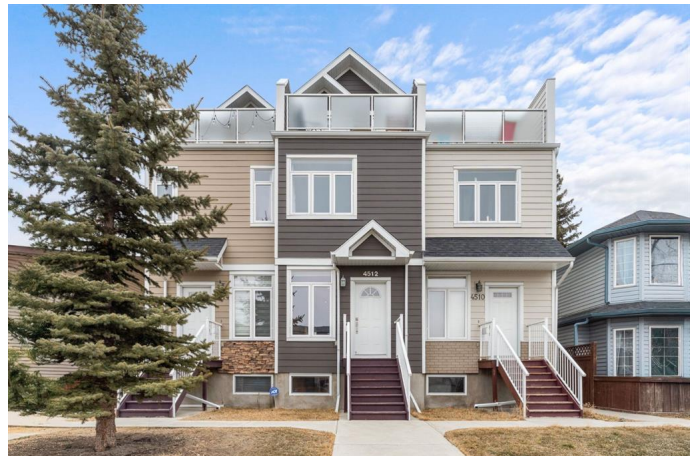
3 Bedroom, 3.00 Bathroom, 1,623 sqft

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 | 40               |
| Zoning         | M-C1             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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