

# \$869,000 - 4816 70 Street Nw, Calgary

MLS® #A2198810

**\$869,000**

4 Bedroom, 4.00 Bathroom, 1,825 sqft  
Residential on 0.07 Acres

Bowness, Calgary, Alberta

\*LISTING PHOTOS FROM THE OTHER SIDE, CURRENT HOUSE IS UNDER CONSTRUCTION\* Nestled just 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. The fully finished basement elevates the home further, featuring a sleek wet bar, a bedroom, a spacious entertainment area, and a luxurious 4-piece bath. Perfectly designed for modern living, this home combines thoughtful details, high-end finishes, and an unbeatable location offering Calgary's homebuyers a truly exceptional place to call home.

Built in 2025



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2198810               |
| Price          | \$869,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,825                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4816 70 Street Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B2K6            |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages   | 2   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer   |
| Heating           | Forced Air  |
| Cooling           | Rough-In  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Gas  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, 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    | March 3rd, 2025 |
| Days on Market | 10              |
| Zoning         | R-CG            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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