

\$580,000 - 4340 72 Street Nw, Calgary

MLS® #A2207433

\$580,000

2 Bedroom, 1.00 Bathroom, 1,040 sqft
Residential on 0.13 Acres

Bowness, Calgary, Alberta

****OPEN HOUSE SATURDAY APRIL 5th 1-4pm**** Welcome to one of Bowness's most talked-about streets! This charming home sits on a generous R-CG lot, offering incredible redevelopment potential in an area surrounded by high-end new builds valued between \$800K and \$1M. Whether you're looking for a move-in-ready home, or a prime investment opportunity, this property has endless possibilities. Step inside to a sun-drenched living room with southwest-facing windows, a wood-burning fireplace, and a cozy atmosphere. The main floor features two spacious bedrooms, a large bathroom, and a well-appointed kitchen that seamlessly connects to the backyard. Recent updates include new front-facing windows (2021), new furnace (2023), a refreshed kitchen (2020-2021), and a stylish bathroom update (2023). The partially finished basement offers additional living space, complete with a wood-burning stove and ample storage. Outside, the oversized double detached garage provides convenient alley access, while the beautifully landscaped backyard includes new sod, planter boxes, and a refinished shed (2022-2023). Live in this beautifully maintained home, modernize it to suit your style, or capitalize on the R-CG zoning for future development—this is a rare opportunity in a thriving neighborhood!

Built in 1952



Essential Information

MLS® #	A2207433
Price	\$580,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,040
Acres	0.13
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4340 72 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2L2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Bookcases
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

Additional Information

Date Listed	April 4th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Charles
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