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

MLS® #A2207433

\$580,000

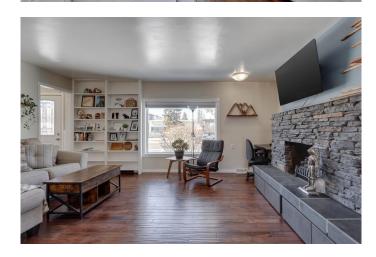
2 Bedroom, 1.00 Bathroom, 1,040 sqft Residential on 0.13 Acres

Bowness, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 5th 1-4pm Welcome to one of Bowness' 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 developmentâ€"this is a rare opportunity in a thriving neighborhood!







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, Range Hood,

Refrigerator, Washer, Window Coverings, Oven

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 1

Zoning R-CG

Listing Details

Listing Office Charles

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