

# \$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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