



**DJ Golden**  
**REAL ESTATE**

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**4625 72 Street NW**  
**Calgary, Alberta**

**MLS # A2256416**



**\$785,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,878 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data		

**Inclusions:** Security cameras are included

Situated in the heart of Bowness, steps to Bow River pathways, the green oasis of Bowness Park, and year-round outdoor amenities. Welcome home to this modern open concept infill, flooded with natural light. Enjoy seamless indoor&ndash;outdoor living with a fully fenced backyard and detached double garage, perfect for family fun or weekend projects. Inside, the floor-to-ceiling tile surrounding the stylish gas fireplace sets a dramatic tone in the great room, while built-in speakers are already in place, awaiting to bring your playlists and podcasts to life. The chef&rsquo;s kitchen is appointed with high-end stainless-steel appliances and a separate wall oven, and additional counter space that's ideal for elevated prep work or setting up a charming coffee bar, a perfect nook for your morning routine. The upper-level retreat welcomes you with three spacious bedrooms, with upgraded wiring, ideal for homework zones, streaming setups, or remote work. The master bedroom impresses with a dramatic vaulted ceiling that adds airy elegance and architectural interest. The primary suite is a true haven, featuring a spa-inspired ensuite with dual vanities, a glass-enclosed shower, and a luxurious soaker tub, perfect for unwinding after a long day at work. Second floor laundry room complete with a convenient sink for added functionality. Close to schools (Belvedere Parkway, Bowness High, Thomas Riley, Our Lady of the Assumption), transit, local caf&eacute;s and shops. Quick access to 16th Ave NW, Stoney Trail, & major transit routes. Conveniently located 15 minutes to Downtown Calgary. Get away from the long week of work, escape to the mountains are within an hour drive &mdash; ideal for commuters and nature lovers alike. With security cameras already in place and included, you&rsquo;ll enjoy modern comfort, luxury, and confidence, ready for your next chapter in this

unbeatable location in one of Calgary's most dynamic, evolving northwest community. Speak to a licensed contractor about the possibility of adding a side entrance for future possibilities!!