

# \$514,900 - 4304 70 Street Nw, Calgary

MLS® #A2227193

**\$514,900**

4 Bedroom, 2.00 Bathroom, 924 sqft

Residential on 0.09 Acres

Bowness, Calgary, Alberta

Discover Your Ideal Home in Bowness â€“ Spacious, Updated, and Ready to Move In! Nestled in one of Calgaryâ€™s most charming communities, this 4 bed, 2 bath duplex-style home offers 1637 square feet of developed living space including a basement kitchenette and sits on a 4056 square foot lot.

Key Features:

â€¢ Generously Sized Lot: Enjoy a property that's one-third larger than most comparable homes in the area, providing ample space for outdoor activities and future enhancements.

â€¢ Modern Updates: The home boasts many updates including a freshly painted interior throughout, new window coverings, and a beautifully updated bathroom, combining style and functionality.

â€¢ Recent Mechanical Upgrades: Benefit from a newer furnace, hot water tank, shingles, soffits and eaves, ensuring efficiency and peace of mind.

â€¢ Tranquil Backyard: Relax in your private, tranquil backyard, ideal for unwinding after a busy day or entertaining guests.

Located in the vibrant Bowness neighborhood, you're just moments away from Bowness Park, the Bow River pathways, local shops, and cafes. With easy access to major routes, commuting to downtown Calgary or the mountains is a breeze.

This home is perfect for first-time buyers, small families, or anyone seeking a peaceful retreat with all the conveniences of city living.

Contact us today to schedule a viewing and



experience the charm of this Bowness gem  
firsthand!

Built in 1978

### **Essential Information**

MLS® #	A2227193
Price	\$514,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	924
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	4304 70 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2K5

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Parking Pad

### **Interior**

Interior Features	No Smoking Home, Wet Bar
Appliances	Dishwasher, Electric Oven, Electric Range, Refrigerator, Washer/Dryer, Gas Water Heater
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Treed, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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