

# \$869,000 - 4816 70 Street Nw, Calgary

MLS® #A2198810

**\$869,000**

4 Bedroom, 4.00 Bathroom, 1,825 sqft  
Residential on 0.07 Acres

Bowness, Calgary, Alberta

\*LISTING PHOTOS FROM THE OTHER SIDE, CURRENT HOUSE IS UNDER CONSTRUCTION\* Nestled just steps from the Bow River Pathway, this stunning home offers the perfect blend of elegance, practicality, and luxury living. Families will love the convenience of having schools for all ages within walking distance, while the serene location provides endless opportunities for outdoor adventures. Inside, oversized windows flood the space with natural light, highlighting the cozy living room with a gas fireplace framed by Italian tile. The chef's kitchen is a masterpiece, featuring ample cabinetry, a gas stove, and expansive counters ideal for entertaining. A hidden mudroom with seamless access to the double garage and a powder room with soaring 11-foot ceilings add both functionality and style. Upstairs, the master suite is a true retreat with an oversized window, a walk-in closet, and a spa-like ensuite complete with a freestanding tub, a floor-to-ceiling tiled shower, and a chic barn door. The fully finished basement elevates the home further, featuring a sleek wet bar, a bedroom, a spacious entertainment area, and a luxurious 4-piece bath. Perfectly designed for modern living, this home combines thoughtful details, high-end finishes, and an unbeatable location offering Calgary's homebuyers a truly exceptional place to call home.

Built in 2025



## Essential Information

MLS® #	A2198810
Price	\$869,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,825
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	4816 70 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B2K6

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Smart Home, Wet Bar
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	30
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.