

# \$446,900 - 4523 70 Street Nw, Calgary

MLS® #A2238341

**\$446,900**

3 Bedroom, 1.00 Bathroom, 974 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

\*\*\* OPEN HOUSE - Saturday, August 2, 2025  
- 1:30 - 4:00pm \*\*\* Welcome to a very rare find in the heart of Bowness!! This semi-detached, three bedroom bungalow style, half duplex is in need of cosmetic TLC and the rarity is the undeveloped or unspoiled basement ready for the next buyer's sweat equity! The side entrance provides excellent future development potential, making it ideal for adding a basement suite (subject to City of Calgary approval). Sitting on a large lot, there's ample space in the backyard to build a detached garage! This is your opportunity to invest in an excellent inner city community just minutes from the new Superstore, Trinity Hills box stores and the Calgary Farmer's Market. Close to the two hospitals and the University of Calgary, a short commute to downtown and quick access west to the mountains. Hurry on this one!!!

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238341  |
| Price          | \$446,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 974       |
| Acres          | 0.07      |
| Year Built     | 1977      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bungalow |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4523 70 Street Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 2K7           |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 2                                            |
| Parking        | Alley Access, Off Street, Parking Pad, Stall |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                   |
| Appliances        | Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | Central Air                                                                                   |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Partially Finished                                                                      |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Private Yard                                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Metal Siding, Wood Frame                                          |
| Foundation        | Poured Concrete                                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 20              |
| Zoning         | R-CG            |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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