

# \$577,700 - 4635 70 Street Nw, Calgary

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MLS® #A2262796

**\$577,700**

3 Bedroom, 2.00 Bathroom, 1,157 sqft

Residential on 0.08 Acres

Bowness, Calgary, Alberta

**\*\*Across the street from a playground! Quiet street. If you love the small town Vibe, with walking/ Bicycle paths along the river, 5 minutes to one of Calgary's finest parks and Close to a variety of amenities including; restaurants, grocery, medical, veterinary, transit. This well Loved updated home is perfect for you. This Bright Open concept home has 2 sizeable bedrooms on main, Newer spacious kitchen with eating area and a huge living room. This home has a long list of recent upgrades, Including; Newer kitchen cupboards, quartz counters, sink & fixtures, Newer Dishwasher, Newer Range, Newer windows, Newer flooring, Newer washer & dryer, Newer Furnace, Hot water tank. Shingles replaced about 5 years ago. All the hard work has been done! The lower level features another large bedroom, an updated full bath, updated kitchen, and huge living room, ideal for extended family, university students, guests. The lower level has a separate entrance with access to common area laundry. In the backyard a single car garage with alley access. This home is truly a great opportunity for first time home buyers or empty nesters. Call your favorite realtor today.**

Built in 1992

## Essential Information

MLS® #                      A2262796

Price                         \$577,700



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,157       |
| Acres          | 0.08        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4635 70 Street Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B2K7            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Open Floorplan, Quartz Counters, Separate Entrance                                                  |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                             |
| Cooling           | None                                                                                                                |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Exterior Entry, Suite                                                                                         |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Playground, Private Entrance, Private Yard                     |
| Lot Description   | Back Yard, Front Yard, Level, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 7                 |
| Zoning         | R-CG              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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