

# \$599,000 - 4635 70 Street Nw, Calgary

MLS® #A2242408

**\$599,000**

3 Bedroom, 2.00 Bathroom, 1,157 sqft

Residential on 0.08 Acres

Bowness, Calgary, Alberta

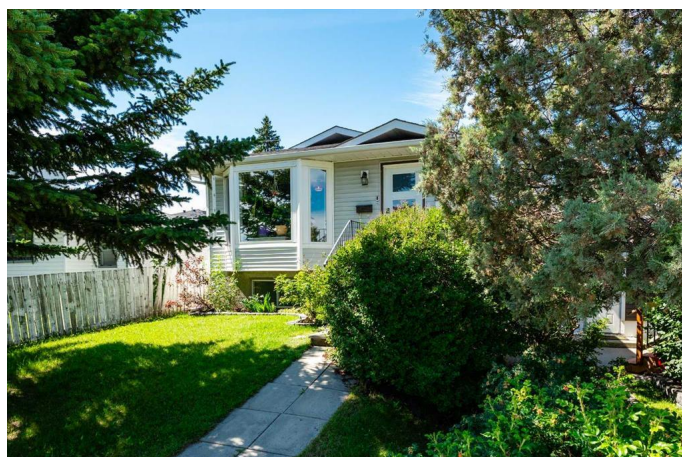
OPEN HOUSE Sunday July 27, 2pm o 4pm\*\*\*Across the street from a playground! Quiet street. If you love the small town Vibe, with walking/ Bicycle paths along the river, 5 minutes to one of Calgary's finest parks and Close to a variety of amenities including; restaurants, grocery, medical, veterinary, 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, like 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® #

A2242408



Price	\$599,000
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	Exterior Entry, Full, 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                      July 24th, 2025  
Days on Market                2  
Zoning                             R-CG

**Listing Details**

Listing Office                    First Place Realty

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