

# \$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

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	12
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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