

# \$589,000 - 4639 70 Street Nw, Calgary

MLS® #A2238624

**\$589,000**

2 Bedroom, 1.00 Bathroom, 790 sqft

Residential on 0.13 Acres

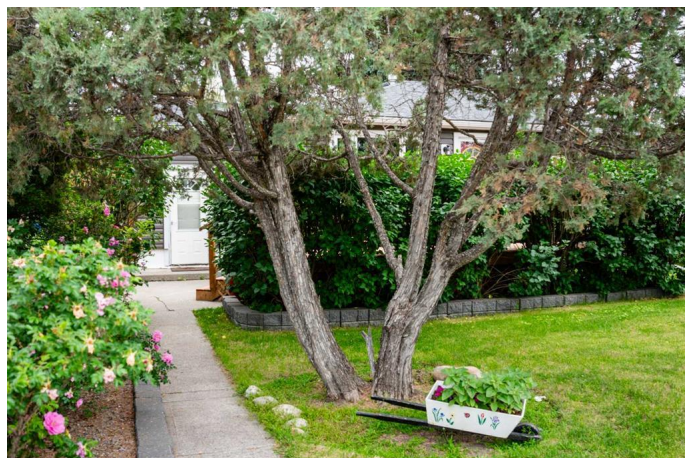
Bowness, Calgary, Alberta

Great Location!! Across the street a playground. River walking path / bike path 2 blocks away. 3 Blocks to Community center and High school. Cozy home has been well loved, Newer shingles, Newer siding, Windows are newer, Newer front deck, many upgrades over the years. Efficient Boiler Heating system provides cozy even heat. Very Functional floor plan makes this home feel Bigger! The Backyard Park-like setting will make you feel like your miles from the city. Huge front and Rear decks are very private, Great for entertaining. Big backyard is private surrounded by trees and fenced. Oversize (16 x 22) Heated single garage with newer garage door & opener. Parking for RV. Also included is a garden shed. \*\*Excellent Investment for the future! Bowness is a Rapidly changing Community with New Homes being built through-out. Lot is 48 x 120 zoned RC-G, Can be sub-divided for Future development, making this an excellent long term investment. Don't miss out ! Call your favorite Realtor today.

Built in 1957

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2238624  |
| Price     | \$589,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Square Footage | 790         |
| Acres          | 0.13        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4639 70 Street Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B2K7            |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 4                                                        |
| Parking        | Heated Garage, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                        |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vinyl Windows                                     |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Boiler, Natural Gas                                                |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full, Partially Finished                                           |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Playground, Private Yard         |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Block                            |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 11th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 1    |
| Zoning         | R-CG |

## **Listing Details**

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

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