

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

MLS® #A2238624

**\$589,000**

2 Bedroom, 1.00 Bathroom, 790 sqft

Residential on 0.13 Acres

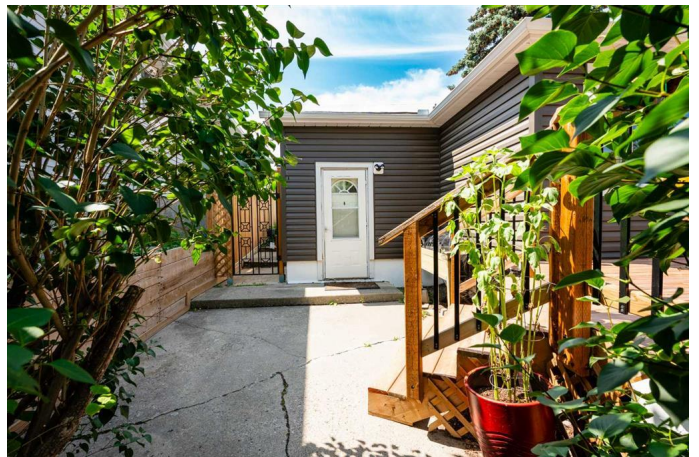
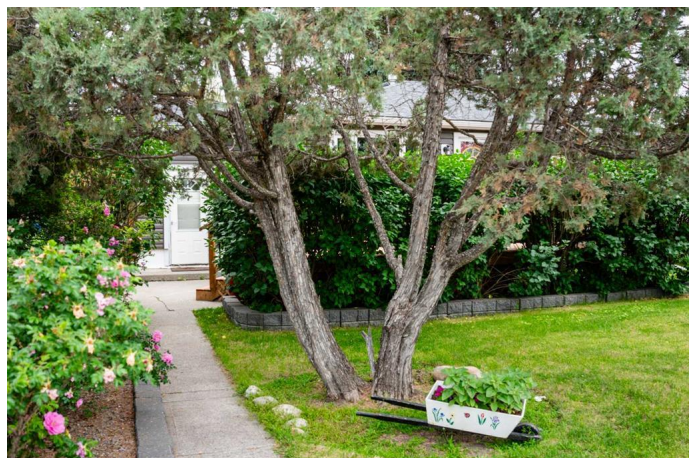
Bowness, Calgary, Alberta

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	Private Yard, Playground
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
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Days on Market	16
Zoning	R-CG

**Listing Details**

Listing Office	First Place Realty
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