

# \$599,900 - 4524 73 Street Nw, Calgary

MLS® #A2267336

**\$599,900**

5 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.13 Acres

Bowness, Calgary, Alberta

Located in the heart of Bowness, this bungalow offers an excellent opportunity for investors or buyers looking for a property with strong income potential. The main floor features three bedrooms, one full bathroom, and a bright, functional layout with plenty of natural light. It is a solid space that can easily be updated to add value or customized to your preference. The lower level is developed with a two-bedroom suite and has a separate entrance, providing flexibility to rent both levels or live up and rent down. Each level offers comfortable living areas, making this property ideal for generating steady rental income or accommodating an extended family. The lot offers good space for outdoor use, and the separate oversized double garage provides excellent storage, workshop space, or additional rental potential. Bowness continues to see growth and revitalization, making it a desirable area for long-term investment. With parks, schools, shops, and transit all nearby, this home offers both convenience and opportunity in one of Calgary's most established communities.

Built in 1964

## Essential Information

MLS® #

A2267336



|                |             |
|----------------|-------------|
| Price          | \$599,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 890         |
| Acres          | 0.13        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4524 73 Street NW |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 2M4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Pantry                                                       |
| Appliances        | Electric Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Full                                                         |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden               |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete             |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 5                  |
| Zoning         | M-C1               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.