

\$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	1
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.