

\$1,999,000 - 4504 70 Street Nw, Calgary

MLS® #A2270830

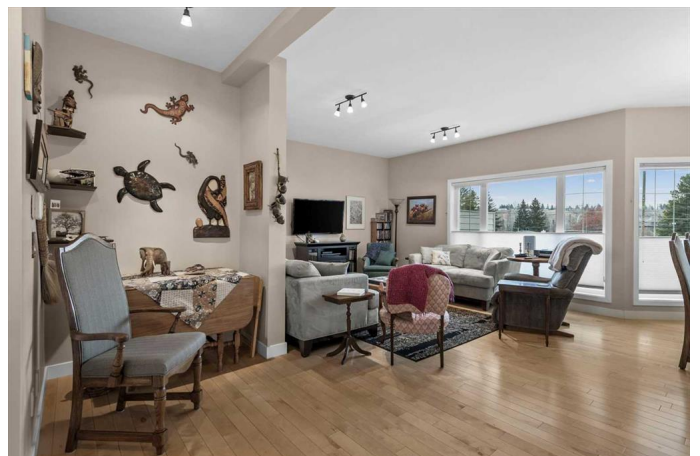
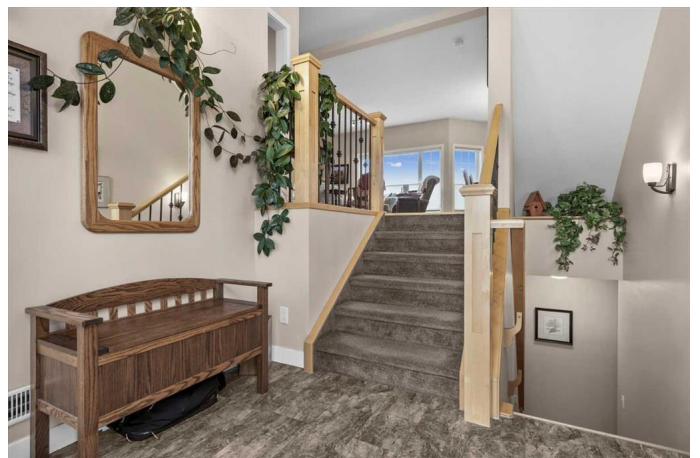
\$1,999,000

7 Bedroom, 6.00 Bathroom, 2,494 sqft

Residential on 0.20 Acres

Bowness, Calgary, Alberta

This exceptional custom-built single-family home offers nearly 2,500 sq. ft. of above-grade living space on a beautifully maintained corner lot. Thoughtfully designed for comfort, flexibility, and multi-generational living, this one-of-a-kind property features 7 bedrooms, 6 bathrooms, including a legal one-bedroom suite with a separate entrance for added income or extended family. The main level welcomes you with a spacious foyer which opens up to a large bright living area, country kitchen complete with a walk-in pantry abundance of counter space and cabinetry, hardwood flooring, and direct access to a full-width screened sunroom and open-air deck—ideal for outdoor dining and relaxation. A convenient main-floor laundry room adds everyday practicality. The main-floor primary bedroom includes a 3-piece ensuite and walk-in closet, while a separate den with an attached 2-piece bath offers excellent flexibility as a home office or potentially an additional bedroom. Lovely curb appeal is enhanced by a charming front patio. Upstairs, you'll find an open plan bright office and reading nook that overlook the property. The spacious upper-level primary suite features a 4-piece ensuite, walk-in closet, and private access to the upper deck. Three additional generous bedrooms and a main bath complete this versatile second floor. The lower level is designed for functionality and opportunity, offering a legal one-bedroom suite plus an additional bedroom, 4-piece bath, rec room



with bar area, and access to the expansive patio and backyard. A second laundry area ensures convenience for both the main home and suite. Mechanical features include two high-efficiency furnaces and hot water on demand for year-round comfort. The outdoor space is a true highlight, featuring a large backyard, raised garden beds, a powered greenhouse, and a cozy fire pit area. The oversized, heated triple garage offers 220 power, over-height ceilings, and even a full basement underneath for future development—ideal for hobbyists or those needing extra storage or workspace. Two additional parking pads for an R.V. and or vehicles.

Located close to transit, shopping, parks, playgrounds, and schools, this remarkable property provides space, versatility, and value rarely found in one home. A perfect fit for large families, blended families, or multi-generational living.

Built in 2012

Essential Information

MLS® #	A2270830
Price	\$1,999,000
Bedrooms	7
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	2,494
Acres	0.20
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4504 70 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2K6

Amenities

Parking Spaces	5
Parking	Alley Access, Driveway, 220 Volt Wiring, Gravel Driveway, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Fire Pit, Garden, Rain Barrel/Cistern(s), Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office Greater Calgary Real Estate

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.