4523 70 Street NW
Calgary, Alberta

MLS # A2238341

$446,900

Division:	Bowness
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bungalow
Size:	974 sq.ft.
Age:	1977 (48 yrs old)
Beds:	3
Baths:	1
Garage:	Alley Access, Off Street, Parking Pad, Stall
Lot Size:	0.07 Acre
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, Treed

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Metal Siding , Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: All Items in the home are negotiable to stay

***OPEN HOUSE - Saturday, July 19, 2025 - 1:30-4:00pm *** Welcome to a very rare find in the heart of Bowness!! This semi-detached, three bedroom bungalow style, half duplex is in need of cosmetic TLC and the rarity is the undeveloped or unspoiled basement ready for the next buyer's sweat equity! The side entrance provides excellent future development potential, making it ideal for adding a basement suite (subject to City of Calgary approval). Sitting on a large lot, there’s ample space in the backyard to build a detached garage! This is your opportunity to invest in an excellent inner city community just minutes from the new Superstore, Trinity Hills box stores and the Calgary Farmer's Market. Close to the two hospitals and the University of Calgary, a short commute to downtown and quick access west to the mountains. Hurry on this one!!!