

# \$729,900 - 6244 72 Street Nw, Calgary

MLS® #A2228820

**\$729,900**

4 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 0.13 Acres

Silver Springs, Calgary, Alberta

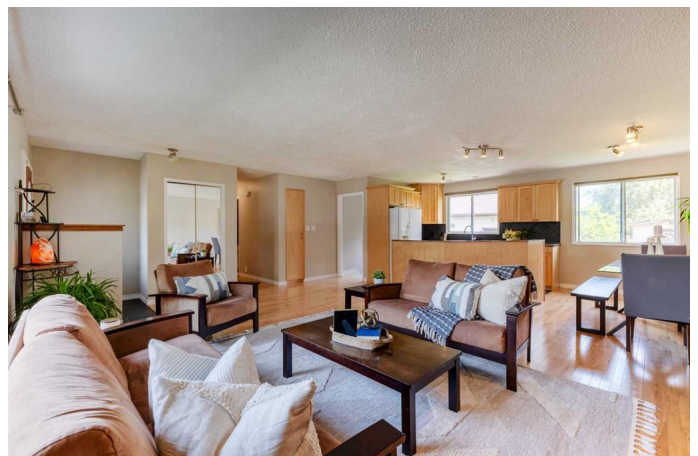
Welcome to your new home in highly sought-after Silver Springs! This charming bungalow blends classic appeal with an open, well-appointed layout designed for modern living and over 2,300 sqft of developed living space. The functional kitchen boasts ample storage, counter space, and a large window overlooking the private backyard. Natural light floods the main living areas through numerous west and east-facing windows, creating an inviting space for daily life and entertaining. The main floor includes a king-sized primary bedroom with a 2-piece ensuite, as well as two additional spacious bedrooms and a full 4-piece bathroom. The developed basement offers a large bedroom (non-egress), two versatile flex spaces, storage, and laundry facilities. Outside, enjoy a private, fully fenced backyard and an oversized heated garage. This home features incredible walkability to Silver Springs and St. Sylvester Schools, as well as close proximity to local amenities, bike lanes, off-leash dog parks, Bowmont Park, and easy access to the Crowchild Trail for city-wide access. This home offers you the perfect blend of quality, convenience, and a prime location.

Built in 1974

## Essential Information

MLS® # A2228820

Price \$729,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,216
Acres	0.13
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6244 72 Street Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B3V8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Solutions
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