

6244 72 Street NW
Calgary, Alberta

MLS # A2228820



\$729,900

Division:	Silver Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,216 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: Garage Remotes - 2, Garage Heater, Shelves/Bench - Garage, Shed - Backyard

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.