



THE
A-TEAM

**RE/MAX
FIRST**

3923 65 Street, Calgary T3B 2G9

MLS®#: **A2132260**

Area: **Bowness**

Listing Date: **09/06/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,508**
Low Sqft:
Ttl Sqft: **1,508**

DOM

12
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape**
Park Feat: **Alley Access,Assigned,See Remarks,Single Garage Detached**

Utilities and Features

Roof: **Rolled/Hot Mop,See Remarks**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick,Composite Siding,Metal Siding ,Stucco**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range Hood,Refrigerator,Stove(s)**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 7`1"	Kitchen	Main	11`10" x 10`5"
Living Room	Main	17`1" x 22`10"	4pc Ensuite bath	Second	5`2" x 12`5"
4pc Ensuite bath	Second	5`0" x 12`11"	Bedroom	Second	11`7" x 11`7"
Laundry	Second	5`6" x 5`10"	Bedroom - Primary	Second	11`8" x 11`7"
Bonus Room	Third	11`6" x 12`6"	4pc Ensuite bath	Basement	5`1" x 8`2"
Bedroom	Basement	10`9" x 14`9"	Game Room	Basement	12`5" x 16`9"
Furnace/Utility Room	Basement	7`8" x 11`10"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$190

Fee Simple

R-CG

Fee Freq:
Monthly

Legal Desc: 2411053

Remarks

Pub Rmks: **Introducing a contemporary masterpiece nestled in the vibrant community of Bowness. This three-story end-unit townhouse, built by a boutique builder, offers urban living with unmatched convenience. Never before occupied, this unit is part of a brand new four-plex development. Spanning 2,100 square feet of meticulously designed living space, this home welcomes you with 9' ceilings and 8' doors, suffusing the interiors with natural light through expansive windows. The main level greets you with an inviting entryway, leading to an open-concept living, dining room, and kitchen area. A cozy electric fireplace with a tile surround adds warmth and charm, while the kitchen features custom European-style cabinets, quartz countertops, and quality stainless steel appliances. Ascend to the second level, where plush carpet flooring guides you to two bedrooms, each with its own ensuite. The primary bedroom boasts a closet with custom built ins and a luxurious 4-piece ensuite. A convenient laundry room completes this level. The third level offers a versatile loft area with a wet bar, perfect for entertaining, and a rooftop patio showcasing breathtaking views. The fully finished basement features, a large rec/flex room, an additional bedroom with a 4-piece ensuite, and ample storage space. Parking is a breeze with each unit in the 4-plex having it's own single detached garage offering extra height for storage, supplemented by street parking. White oak accents accentuate the home's modern aesthetic. Other upgrades include a plywood subfloor, SBS mechanically fastened roofing system, and tile flooring in all bathrooms. But that's not all—this home also boasts top-quality paint (no lacquer here), durable fiberglass exterior doors, and convenient rough-ins for both solar and EV charging, ensuring you're equipped for the future of sustainable living. Step outside to discover a low-maintenance exterior with stucco, brick, steel, and Hardie board siding, along with a fully fenced yard, large concrete back patio with a BBQ gas line, concrete steps and Rundle rock. The home is fully landscaped with underground sprinklers, ensuring a hassle-free outdoor experience. Additional features include a new home warranty, pet-friendly policies, and completed engineering inspections for peace of mind. Enjoy proximity to parks, playgrounds, schools, and the Bow River walking and bike paths. With easy access to shops, restaurants, Market Mall, and Winsport, this property epitomizes luxury, comfort, and convenience in the heart of Calgary's most sought-after community. Welcome home to a lifestyle of unparalleled sophistication and urban charm.**

Inclusions: N/A
Property Listed By: Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









