



THE
A-TEAM

**RE/MAX
FIRST**

3707 69 Street, Calgary T3B 2J7

MLS®#: **A2136984**

Area: **Bowness**

Listing Date: **05/30/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 13-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,906

Year Built:

2010

Low Sqft:

Ttl Sqft:

1,906

Lot Information

Lot Sz Ar:

2,960 sqft

Lot Shape:

DOM

29

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot,Landscaped
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Kitchen	Main	9`2" x 17`3"
Dining Room	Main	10`7" x 17`3"	Pantry	Main	4`0" x 4`0"
Living Room	Main	14`10" x 10`11"	Mud Room	Main	5`0" x 6`0"
Office	Main	11`7" x 13`11"	Entrance	Main	5`2" x 9`0"
5pc Ensuite bath	Upper		Laundry	Upper	7`9" x 6`2"
Bedroom	Upper	10`2" x 13`4"	4pc Bathroom	Upper	
Bedroom	Upper	10`3" x 12`10"	Bedroom - Primary	Upper	13`5" x 12`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

1110666

Remarks

Pub Rmks: **LOCATED ON A LARGE CORNER LOT IN BOWNESS! As you enter this open concept home you will be greeted with high ceilings and richly stained hardwood flooring throughout the main floor. This bright and well-maintained property features a formal living room that is perfect to be used as a home office as well. The kitchen is ideal for the aspiring chef in the family with plenty of ceiling height cabinetry, a large island overlooking the dining room with a built in bar area, and all accented with thick granite counters and a stainless steel appliance package. The large family room has plenty of windows overlooking your private backyard and even features a stone surround gas fireplace. Head upstairs and you will find the primary suite with a massive walk in closet and a full 5 piece ensuite bathroom complete with a soaker tub. There are 2 additional generous sized bedrooms, another full bathroom, and a laundry room that complete this level. The lower level is undeveloped and awaits your future design ideas with 9ft ceilings, roughed in for a future bathroom. As you head out back to the spacious private yard that is fully fenced with low maintenance landscaping, you will also find an exposed aggregate patio that is designed for relaxing and evening BBQ's...as well as a double detached garage. Fantastic location only a short walk to 3 schools, and a new shopping plaza with a grocery store. Plus, quick access to the newly finished ring road, short commute to downtown, parks, and hospitals! A quick possession is possible in this smoke and pet free home, so you can start enjoying for the summer.**

Inclusions:
Property Listed By: **N/A**
The Real Estate District

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











