



THE
A-TEAM

**RE/MAX
FIRST**

3543 69 Street, Calgary T3B 6E8

MLS®#: **A2155029**

Area: **Bowness**

Listing Date: **08/05/24**

List Price: **\$530,000**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 20-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area
Abv Sqft: **1,378**
Low Sqft:
Ttl Sqft: **1,378**

Lot Information

Lot Sz Ar: **979 sqft**
Lot Shape:

DOM

44
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **3 Storey**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Off Street,Parking Pad,Single Garage Attached**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Metal Siding ,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`4" x 13`1"
Kitchen With Eating Area	Main	13`4" x 13`1"
Bedroom	Second	10`10" x 10`2"
Laundry	Second	3`5" x 3`4"
3pc Ensuite bath	Second	8`3" x 6`1"
3pc Bathroom	Lower	7`0" x 5`7"
Entrance	Lower	9`5" x 3`11"

Room	Level	Dimensions
Dining Room	Main	13`3" x 8`10"
Balcony	Main	6`10" x 5`10"
4pc Ensuite bath	Second	7`3" x 6`1"
Bedroom - Primary	Second	12`1" x 10`10"
Furnace/Utility Room	Lower	7`11" x 2`11"
Bedroom	Lower	8`9" x 7`11"

Condo Fee:
\$325

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1612427**

Remarks

Pub Rmks: **Welcome to this stunning master award built townhome located in the vibrant community of Bowness. This highly sought after, contemporary home offers a perfect blend of modern design and comfortable living, making it an ideal choice for anyone seeking a stylish and functional residence. This entire complex was BuiltGreen Silver Certified with high energy efficiency, low water use fixture, LED lighting, heat recovery system and more sustainable building material than required by code. This well maintained complex won the Mayor's Urban Design Award in 2017. This stylish home features 3 bedrooms (2 ensuites) plus 3 full bathrooms, open concept kitchen, bright and airy dining and living space and one single attached garage with additional storage space - ideal for young families, professionals, roommates, and investors alike. Enter through the front door and be greeted with an attached single garage, mechanical room, a flex room for either a bedroom/office and a 3-piece bathroom which was upgraded with a full glass shower. The main level offers an open kitchen with upgraded quartz countertops, large island with a breakfast nook, stainless steel appliances, and a west facing balcony perfect for barbecuing in the summertime. The rest of the main level features a large dining area and living room with engineered hardwood throughout the floor. This area boasts ample sunlight from both sides along with high ceilings and terrific lighting throughout the year. The upstairs features two spacious bedrooms, each with their own ensuite bathroom for extra privacy and plenty of closet space. The washer and dryer are also located upstairs for added convenience (no hauling laundry up and down the stairs!). Highlights include large windows throughout the home to bring in an abundance of natural light and modern aesthetics that emphasize clean lines and well thought out finishes that sets the base for a cozy home. Not to mention, the location of this property is second to none - surrounded by numerous schools and with quick access to the highway for future journeys to the mountains. There are plenty of amenities with the new shopping centre right across the street featuring Superstore, Dollarama and several restaurants. Also nearby are Trinity Hills shopping districts, Canada Olympic Park, the Calgary Farmer's Market, Foothills Hospital, and the University of Calgary. For outdoor enthusiasts, take a short walk or bike ride alongside the Bow River with the numerous pathways available. This townhome is a pure gem - don't miss out on your future home!**

Inclusions: **n/a**
 Property Listed By: **Homecare Realty Ltd.**

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











