



THE
A-TEAM

**RE/MAX
FIRST**

3411 BOWCLIFFE Crescent, Calgary T3B 2S4

MLS®#: **A2157618** Area: **Bowness** Listing Date: **08/17/24** List Price: **\$799,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**
Lot Information
Lot Sz Ar: **7,189 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **911**
Low Sqft:
Ttl Sqft: **911**

DOM

32
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Dog Run Fenced In,Front Yard,Low Maintenance Landscape,Interior Lot,Private,Treed**
Park Feat: **Double Garage Detached,Driveway,Garage Door Opener,Off Street,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Dog Run,Fire Pit,Private Yard**

Construction: **Stucco,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`6" x 7`11"
Living Room	Main	12`11" x 22`9"
Bedroom - Primary	Main	12`4" x 11`4"
Furnace/Utility Room	Basement	13`3" x 11`4"
Family Room	Basement	10`6" x 16`8"
3pc Bathroom	Basement	12`11" x 10`8"

Room	Level	Dimensions
Dining Room	Main	11`7" x 9`0"
4pc Bathroom	Main	8`1" x 5`1"
Bedroom	Main	8`4" x 11`7"
Den	Basement	10`7" x 7`2"
Bedroom	Basement	9`6" x 13`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

8725HM

Remarks

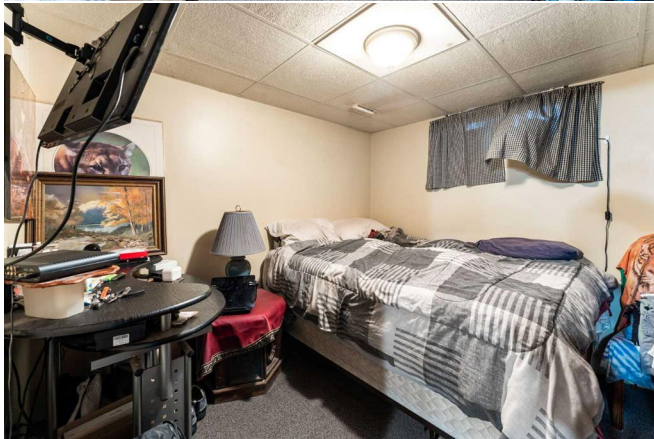
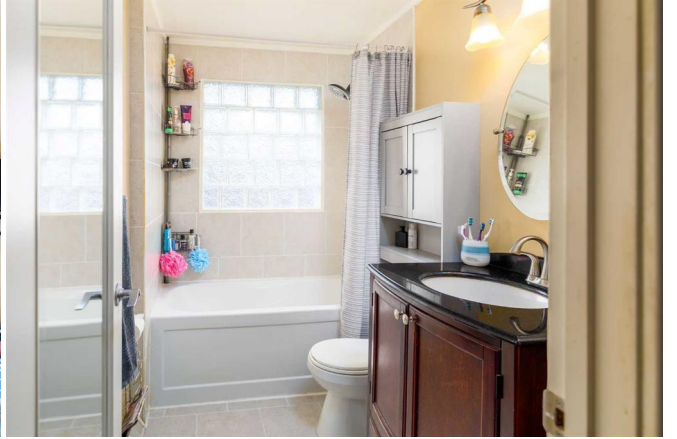
Pub Rmks: ***Open house Sunday Sept 15th 2:00PM - 4:00PM* Welcome to your new home, situated on a peaceful and quiet crescent in the sought-after neighborhood of Bowness. This bungalow offers comfort and convenience with its spacious layout and delightful outdoor space. Upstairs, you will find a cozy kitchen and dining area, a big living room great for having guests over, 2 bedrooms, and a 4-piece bathroom. The basement features a spacious bedroom with another 4-piece bathroom that includes a jetted tub. Downstairs also offers a dedicated office space, providing the perfect environment for work or study. Enjoy the beauty of a private yard with no back lane, surrounded by trees—ideal for relaxation, fires, and entertaining. An oversized double garage provides ample space for vehicles and storage. An additional 40' parking pad for your RV and room for multiple vehicles on the driveway ensures convenience for all residents and visitors. The home includes a high-efficiency Carrier furnace and a new water heater. A new roof was installed on both the house and garage in 2023. The sewer system was replaced in 2022, enhancing the property's infrastructure and functionality. Both the front and back yards were fully landscaped seven years ago and regraded to ensure water is diverted away from the home. Located in a family-friendly area, with access to numerous restaurants and amenities, you are just minutes away from Main Street Bowness, the new farmers market, the gym, Canada Olympic Park, Winsport, and a new Superstore. There are parks nearby and schools for all ages. Enjoy the luxury of living close to the Bow River while remaining outside the flood zone. This location provides easy access in and out of the community, being just a 5-minute drive from the newly completed ring road, and offers quick access to both the mountains and downtown Calgary. Don't miss out on this wonderful opportunity to own a charming bungalow in a desirable location that also offers great potential for redevelopment as it is a 60x120 ft (7200 sq ft) lot. Schedule a viewing today! Seller will consider all offers presented.**

Inclusions:
Property Listed By: **N/A
Real Broker**

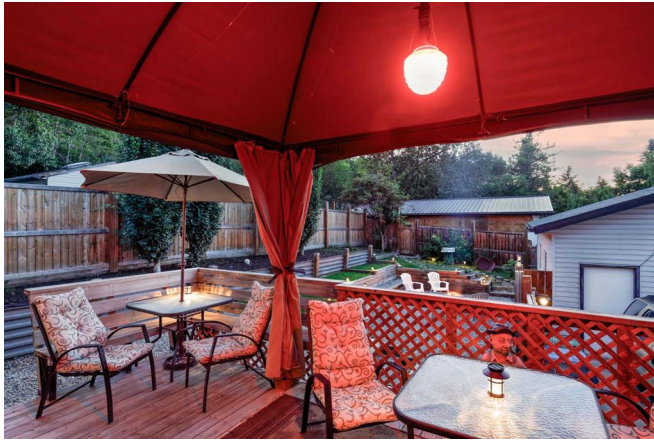
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

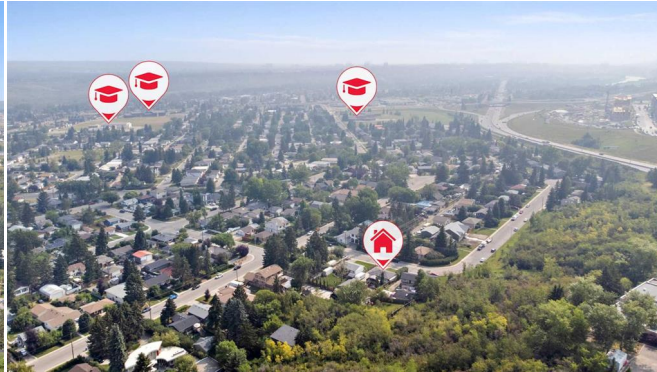












3411 Bowcliffe Crescent NW, Calgary, AB T3B 2S4
Main Floor



Floorplans are for illustration purposes only. Deemed accurate but may not be exactly to scale. Contact your Realtor for exact dimensions.

3411 Bowcliffe Crescent NW, Calgary, AB T3B 2S4
Basement



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