



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6403 35 Avenue, Calgary T3B 1S5**

MLS® #: **A2159791**

Area: **Bowness**

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

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: **1956**

Lot Information

Lot Sz Ar: **6,092 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,471**  
Low Sqft:  
Ttl Sqft: **1,471**

DOM

**25**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Corner Lot,Level,Street Lighting,See Remarks**  
Park Feat: **220 Volt Wiring,Double Garage Detached,Heated Garage,Insulated,See Remarks,Single Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**  
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks**  
Utilities:

Room Information

| Room                     | Level       | Dimensions            | Room                | Level       | Dimensions           |
|--------------------------|-------------|-----------------------|---------------------|-------------|----------------------|
| <b>Kitchen</b>           | <b>Main</b> | <b>16`6" x 8`11"</b>  | <b>Dining Room</b>  | <b>Main</b> | <b>9`7" x 7`5"</b>   |
| <b>Living Room</b>       | <b>Main</b> | <b>10`6" x 9`2"</b>   | <b>Den</b>          | <b>Main</b> | <b>8`9" x 8`8"</b>   |
| <b>Storage</b>           | <b>Main</b> | <b>11`9" x 8`5"</b>   | <b>Laundry</b>      | <b>Main</b> | <b>5`4" x 4`7"</b>   |
| <b>Bedroom - Primary</b> | <b>Main</b> | <b>13`8" x 12`11"</b> | <b>Bedroom</b>      | <b>Main</b> | <b>13`6" x 11`0"</b> |
| <b>Sunroom/Solarium</b>  | <b>Main</b> | <b>27`9" x 8`10"</b>  | <b>3pc Bathroom</b> | <b>Main</b> |                      |

**4pc Ensuite bath**

**Main**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**R-C2**

**4610AJ**

Remarks

Pub Rmks:

**Extraordinary opportunity to live in the highly sought after community of Bowness. This is a car enthusiast's dream with a single attached front garage and a new 28x24 rear detached heated garage with 220v power and 10ft ceilings. Walking distance to all amenities with great access to main roads, shopping and restaurants. This home has an abundance of natural light and neutral colors. Open concept living area provides a welcoming retreat for entertaining or relaxing with a modern flair. Large master bedroom with beautiful 4 piece ensuite. 2 bedrooms up, plus den that could be used as a bedroom. Two full bathrooms on the main floor and main floor laundry. Situated across the street from a play area and with a sunny south facing backyard. Future development potential with a 50 X 122 FT RC2 CORNER LOT. This home is a must see and you won't be disappointed.**

Inclusions:

**n/a**

Property Listed By:

**Real Estate Professionals Inc.**

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