



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

90
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
Kitchen	Main	16`6" x 8`11"	Dining Room	Main	9`7" x 7`5"
Living Room	Main	10`6" x 9`2"	Den	Main	8`9" x 8`8"
Storage	Main	11`9" x 8`5"	Laundry	Main	5`4" x 4`7"
Bedroom - Primary	Main	13`8" x 12`11"	Bedroom	Main	13`6" x 11`0"
Sunroom/Solarium	Main	27`9" x 8`10"	3pc Bathroom	Main	

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 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 4 piece ensuite. Two bedrooms up, plus den that could be used as a bedroom. Two full bathrooms on the main floor including laundry, with a single attached front garage and a new 28 x 24 rear detached heated garage with 240v power and 10ft ceilings. This 1600 hundred square foot bungalow is close to the action, only two blocks from the small town charm of Bowness main street where you will find restaurants, pubs, yoga, art studio, bank, daycare, auto parts, convenience store and much more. Transit, seniors' center, and playground at your fingertips. Close by is picturesque Bowness Park, Farmer's Market, Superstore, dog parks, COP, Shouldice Athletic Park, hospitals, and University of Calgary. Stoney Trail, Sarcee Trail, and Hwy 1 are all easily accessed. Future development potential with a 50 x 122 feet RC2 CORNER LOT. This home is a must see and you won't be disappointed.**

Inclusions:
Property Listed By: **n/a**
Real Estate Professionals Inc.

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













