



THE
A-TEAM

**RE/MAX
FIRST**

4719 69 Street, Calgary T3B 2K3

MLS®#: **A2162914**

Area: **Bowness**

Listing Date: **09/05/24**

List Price: **\$600,000**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1962**

Finished Floor Area

Abv Sqft: **870**
Low Sqft:
Ttl Sqft: **870**

Lot Information

Lot Sz Ar: **5,564 sqft**
Lot Shape:

DOM

13
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Creek/River/Stream/Pond,Dog Run Fenced In,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Street Lighting,See Remarks,Treed**

Park Feat:

Double Garage Detached,Off Street,Parking Pad,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Dog Run,Fire Pit,Garden,Private Yard,Rain Barrel/Cistern(s)**

Construction: **Brick,Concrete,Stucco**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Brick/Mortar**
Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Water Softener,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,Crown Molding,See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`1" x 11`2"
Family Room	Basement	34`0" x 10`4"
Laundry	Basement	14`6" x 8`8"
Balcony	Main	12`4" x 11`10"
Bedroom	Main	11`6" x 9`2"
4pc Bathroom	Main	7`10" x 4`11"

Room	Level	Dimensions
Living Room	Main	15`8" x 11`6"
Den	Basement	11`4" x 9`10"
Workshop	Basement	11`8" x 5`2"
Bedroom - Primary	Main	11`6" x 10`0"
Bedroom	Main	12`0" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

6511HN

Remarks

Pub Rmks: **Welcome to your future home in the charming community of Bowness! This meticulously maintained bungalow offers a perfect blend of comfort and functionality, ideal for first-time home buyers, investors, or developers. Featuring 3 bedrooms and a versatile den downstairs, this home is designed to meet all your needs. The newly updated furnace, hot water tank, and windows ensure year-round comfort and efficiency. The welcoming living area is anchored by a cozy gas fireplace, perfect for those chilly evenings. Step through the new front door and into a bright, airy space with French doors leading from the kitchen to a generous deck—perfect for outdoor dining or simply relaxing. The landscaped yard is a delightful retreat, complete with a firepit for gathering on cool nights. The oversized garage and additional workshop provide ample space for your projects and storage needs, while the RV parking ensures convenience for your recreational vehicle. Situated close to schools, the river, parks, biking trails, shopping, and with easy access to Stony Trail, this home offers a blend of convenience and tranquility. Don't miss out on this fantastic opportunity to own a well-rounded property in a sought-after neighborhood. Schedule your viewing today and envision the possibilities!**

Inclusions: **Cabinets and workbench in the garage, alarm (on contract), water softener (on contract), Central Vac AS IS**
Property Listed By: **CIR Realty**

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







