



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7008B BOWNESS Road, Calgary T3B 0G4**

MLS® #: **A2163704**      Area: **Bowness**      Listing Date: **09/10/24**      List Price: **\$410,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 18-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1978**  
 Lot Information  
 Lot Sz Ar: **2,325 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane**  
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **741**  
 Low Sqft:  
 Ttl Sqft: **741**

DOM

**71**  
Layout  
 Beds: **3 (3)**  
 Baths: **1.5 (1 1)**  
 Style: **Bi-Level, Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Electric Stove, Refrigerator, Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`6" x 6`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 11`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 12`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`4" x 15`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>6`6" x 5`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`6" x 11`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>7`5" x 9`11"</b>	<b>Bedroom - Primary</b>	<b>Basement</b>	<b>10`7" x 14`7"</b>

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**0212951**

**M-C1**

Remarks

Pub Rmks:

**This 3 bedroom, 1.5 bathroom home in family friendly Bowness offers views of C.O.P. from the sunny south facing balcony, as well as a private backyard and off street parking. The home has experienced several UPGRADES this year., including New flooring, New bathtub, toilets and vanities. New washer and kitchen stove. New blinds, Newer furnace (2019) and New roofing shingles(2024). You will be sure to enjoy the bright and spacious floor plan giving you a generously sized living room with a wood burning Fireplace (WETT inspected & chimney swept) and patio doors leading out to the sunshine and giving you a gorgeous view! The main floor offers a spacious kitchen, a dining room/office, main floor laundry and the half (2 piece) bathroom. The basement level has 3 bedrooms, a full bathroom and plenty of storage. Bowness is a wonderful and revitalized community offering the ever popular and sought after beloved Bowness Park, many schools (public and catholic), playgrounds, Bow River pathways, arts (including a studio), a public library, grocery shopping and many restaurants. Bowness offers easy access to downtown, Baker Park, Shouldice Park, Edworthy Park, Market Mall, The University of Calgary, The Foothills Hospital with Calgary Transit stops just steps away from the front door. And if you're looking for a Rocky Mountain getaway, a quick hop onto the Trans Canada West will get you out of the city in minutes.**

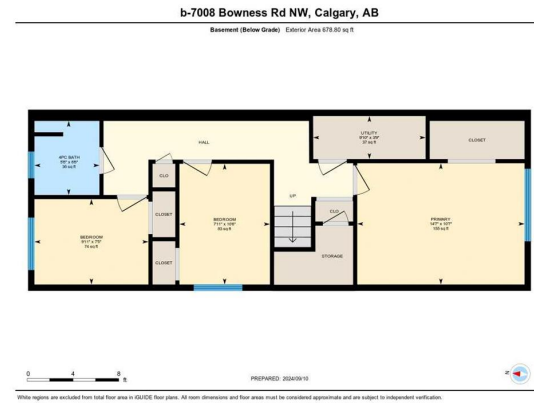
Inclusions:

none

Property Listed By:

**Colpitts Realty Ltd.**

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



b-7008 Bowness Rd NW, Calgary, AB  
Main Floor EDR# Area 741.88 sq ft



0 1 2 3 4 5 6  
PREPARED: 2024/09/19  
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

