



THE
A-TEAM

**RE/MAX
FIRST**

7524 BOWNESS Road #1, Calgary T3B 0G9

MLS®#: **A2164983**

Area: **Bowness**

Listing Date: **09/15/24**

List Price: **\$385,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1975**

Finished Floor Area

Abv Sqft: **1,277**
Low Sqft:
Ttl Sqft: **1,277**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

4
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Landscaped**
Park Feat: **Assigned,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Washer/Dryer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	9`1" x 4`4"
Kitchen	Main	9`4" x 8`7"
4pc Bathroom	Second	9`1" x 6`10"
Bedroom	Second	9`1" x 14`1"
3pc Bathroom	Basement	7`5" x 5`6"
Furnace/Utility Room	Basement	9`10" x 9`1"

Room	Level	Dimensions
Dining Room	Main	10`7" x 12`0"
Living Room	Main	13`1" x 18`3"
Bedroom	Second	7`5" x 10`5"
Bedroom - Primary	Second	13`1" x 13`5"
Game Room	Basement	16`2" x 9`6"
Workshop	Basement	14`0" x 11`7"

Legal/Tax/Financial

Condo Fee:
\$320

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

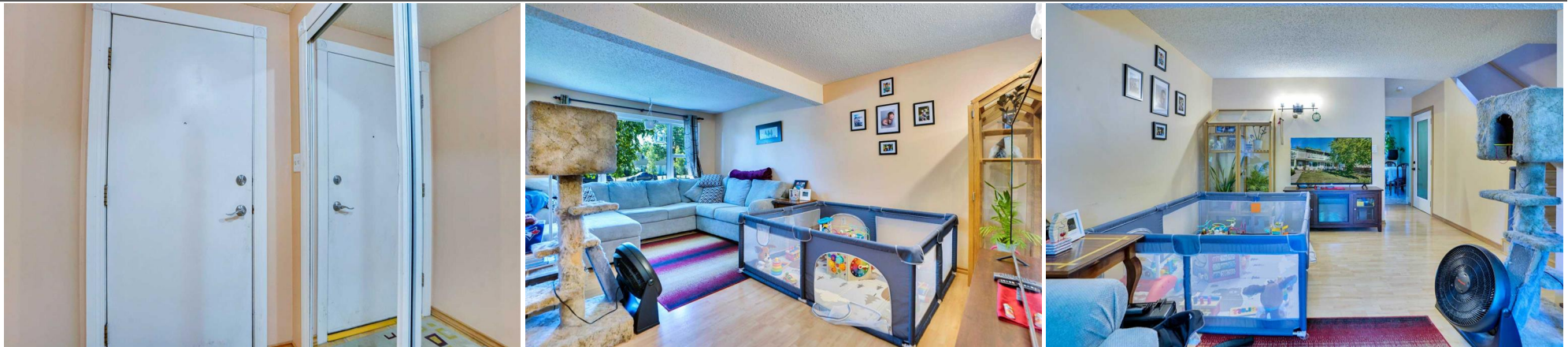
Legal Desc: **7510760**

Remarks

Pub Rmks: **Welcome to this End-unit townhome! Check our 3D Virtual tour. Great location with views of COP! Located near a school, playgrounds, restaurants & transit. Highlights: end unit with large, mature trees out front, all newer windows, laminate & tile flooring on main, eat-in kitchen that leads to a back deck, family room & 3 bedrooms up. Master bedroom has newer carpet, a private balcony with a great view of COP & a walk-in closet. Finished basement offers a rec room, 3-piece bath with newer dual-flush toilet and a workshop. Single parking stall behind property. Private, fenced backyard with deck & storage room off the back deck. Quick access to Trans Canada, Sarcee Trail & Stoney Trail (ring road). Short drive to Bowness Park & COP - a terrific location for those that enjoy outdoor activities like paddling, biking, walking or picnicking at Bowness Park in the summer, and skating on the Bowness pond or skiing at COP in the winter. Book your private tour today and make it your sweet home.**

Inclusions: **N/A**
Property Listed By: **CP Realty Calgary Pros**

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







1-7524 Bowness Rd NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 1277.00 sq ft



1-7524 Bowness Rd NW, Calgary, AB

Upper Floor: Exterior Area 665.49 sq ft
Interior Area 607.20 sq ft



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Basement (Below Grade): Exterior Area 612.79 sq ft
Interior Area 558.29 sq ft



1-7524 Bowness Rd NW, Calgary, AB

Main Floor: Exterior Area 611.51 sq ft
Interior Area 555.63 sq ft

