



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4641 69 Street, Calgary T3B 2K3**

MLS®#: **A2177251**

Area: **Bowness**

Listing Date: **11/12/24**

List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**700**

Year Built:

**1969**

Low Sqft:

Ttl Sqft:

**700**

Lot Information

Lot Sz Ar:

**3,735 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard**

**Alley Access,Off Street**

DOM

**8**

Layout

Beds:

**3 (3 )**

Baths:

**1.5 (1 1)**

Style:

**Bi-Level,Side by Side**

Parking

Ttl Park:

**1**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Private Yard,Storage**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Laminate,Other**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**

Int Feat:

**See Remarks**

Utilities:

Room Information

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

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 8`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`5" x 3`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`9" x 10`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`3" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>6`7" x 5`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**6511HN**

Remarks

Pub Rmks:

**This charming bi-level half-duplex offers a bright and spacious living experience with a thoughtfully designed layout. The upper level features a large living room flooded with natural light and complemented by a cozy electric fireplace, perfect for relaxing during colder months. The dining room area seamlessly flows into the kitchen, creating an ideal space for family gatherings or entertaining. The kitchen opens up to a generous deck with a hot tub, offering a private, shaded retreat where you can unwind while enjoying stunning views of Calgary Olympic Park. The lower level boasts 3 bedrooms, each filled with light from the large vinyl windows, giving the space a welcoming and airy feel. The full bathroom on this level adds to the home's functionality, providing convenience for family living. The backyard includes a large shed for extra storage. With its sunny, well-lit rooms, private deck and a hot tub, this home offers a blend of comfort, privacy, and functionality. Whether you're enjoying the views from the deck or relaxing indoors, this 3-bedroom, 1.5-bathroom home offers the perfect combination of lifestyle and location in a highly sought-after Calgary neighborhood of BOWNESS. Bowness is a wonderful and revitalized community offering the ever popular Bowness Park, many schools (public and catholic), playgrounds, Bow River pathways, 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 and The Foothills Hospital. 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. Do not miss your chance to call this gem your new home.**

Inclusions:  
Property Listed By:

**Shed, hot tub negotiable  
Real Broker**

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

















