



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:

DOM

39

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Back Lane,Back Yard

Park Feat:

Alley Access,Off Street

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
Kitchen	Main	11`11" x 11`5"
Living Room	Main	15`2" x 14`4"
Foyer	Main	6`11" x 3`3"
Bedroom	Basement	10`6" x 7`7"
2pc Bathroom	Main	8`5" x 3`6"

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6511HN

Zoning:
R-CG

Remarks

Pub Rmks: ******OPEN HOUSE SUNDAY DECEMBER 1 1 PM-3 PM ******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: **Shed, hot tub negotiable**
Property Listed By: **Real Broker**

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









