



THE
A-TEAM

**RE/MAX
FIRST**

7006B BOWNESS Road, Calgary T3B 0G4

MLS®#: **A2178876**

Area: **Bowness**

Listing Date: **11/14/24**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 10-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

722

Year Built:

1978

Low Sqft:

Ttl Sqft:

722

Lot Information

Lot Sz Ar:

2,518 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Irregular Lot

Stall

DOM

37

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**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Stone,Vinyl Siding

Flooring:

Linoleum,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer

Int Feat:

No Animal Home,No Smoking Home

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Upper	15`3" x 15`3"	Dining Room	Upper	9`0" x 11`6"
Kitchen	Upper	11`11" x 11`6"	2pc Bathroom	Upper	6`4" x 3`4"
Laundry	Upper	5`0" x 3`6"	Bedroom - Primary	Lower	14`8" x 10`5"
Walk-In Closet	Lower	10`8" x 3`4"	Bedroom	Lower	7`11" x 10`4"
Bedroom	Lower	10`0" x 7`7"	4pc Bathroom	Lower	6`0" x 6`4"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

1711698

M-C1

Remarks

Pub Rmks: **Open house Sunday, December 15, 12:00- 2:00 pm. Welcome to this charming bi-level, half duplex in the heart of Bowness, one of NW Calgary's most desired neighborhoods, offering nearly 1400 sq ft of living space, and the rare benefit of NO CONDO FEES! As you enter and head up the stairs, you'll be greeted by a spacious and well-lit top floor, featuring durable vinyl plank flooring throughout. The cozy living room includes a wood-burning fireplace, perfect for those cooler evenings. Adjacent to the living room, there's a flexible space that can serve as a dining room or den, along with a large, bright kitchen, a convenient laundry room, and a half bath. Big windows and a south-facing balcony ensure an abundance of natural light on this floor. On the lower level, you'll find three well-sized bedrooms designed for a restful night's sleep, each with a cozy large window. The master bedroom is spacious and includes a walk-in closet, second and third bedrooms are moderately sized, and a full bath, ensuring ample space and privacy for everyone. Outside, there's plenty of parking space available. This home has had recent renovations: New roof, eaves-troughs, fascia, siding, and downspouts in 2023. New bedrooms flooring installed in 2023, Fresh paint throughout in 2022. This home is ideal for both investors and first-time buyers looking for great value. Minutes away from major streets and easy access to transportation. Close to schools, parks and bike paths. Don't miss the opportunity to own this well-priced home! Book an appointment with your favorite realtor today!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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











