



THE
A-TEAM

**RE/MAX
FIRST**

3924 76 Street, Calgary T3B 2N2

MLS® #: **A2182596**

Area: **Bowness**

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

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1957**

Lot Information

Lot Sz Ar: **5,952 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **863**
Low Sqft:
Ttl Sqft: **863**

DOM

10
Layout
Beds: **3 (2 1)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat:

Back Lane,Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Low Maintenance Landscape,Irregular Lot,Landscaped,Level,Private,Rectangular Lot,Treed

Park Feat:

Double Garage Detached,Garage Door Opener,Oversized,RV Access/Parking,Workshop in Garage

Utilities and Features

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

Construction: **Aluminum Siding ,Brick,Stucco**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Open Floorplan,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 11`6"
Living Room	Main	16`0" x 11`6"
Family Room	Basement	22`0" x 10`0"
Bedroom	Main	10`0" x 9`0"
2pc Bathroom	Basement	

Room	Level	Dimensions
Dining Room	Main	11`6" x 10`0"
Laundry	Basement	13`6" x 9`6"
Bedroom - Primary	Main	10`6" x 9`0"
Bedroom	Basement	19`0" x 8`0"
4pc Bathroom	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

6962HB

Remarks

Pub Rmks:

This is one of the best and quiet locations in Bowness! Backing directly onto the parks green space, this home is within walking distance to schools, community centres, and to all the amenities this community has to offer. This cozy bungalow is situated on a fabulous corner/side lot, 50x110ft and 120ft deep on the South side and enjoys a sunny west front exposure. Well maintained, this two bedroom home is ideal to hold onto for investment purposes, could be used as a rental, or you can start your building project today! An original owner home, it features a well manicured yard with mature trees and shrubs, an oversized garage with tool/work bench, and an outdoor parking space for a trailer. The interior of this home boasts oak cabinets in the kitchen, a large front living room that is open to the dining room enjoying west facing views, and has two bedrooms on the main. There is a partially developed basement with a spacious rec room highlighted by a gas fireplace, a flex room/third bedroom, laundry area, and a 2 piece bathroom. Updates over the years would include a newer roof, hot water tank, furnace, and outdoor shed. This location in Bowness is second to none! You can eventually build on this lot and enjoy west facing views of the mountains with quick access to schools, the infamous Bowness Park, skating rinks, and to desirable amenities this community has to offer. This property is within short walking distance to cafes, art studios, restaurants, and river pathways in Bowness Park. Located only minutes away from the West side Farmers Market, Trinity Hills district, a quick getaway to the mountains and easy access into Downtown and to Stoney Trail. This is a prime location in a growing community!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

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







