



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4107 67 Street, Calgary T3B 2J2**

MLS®#: **A2203642**

Area: **Bowness**

Listing Date: **03/28/25**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1958**

Lot Information

Lot Sz Ar: **4,800 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **932**  
Low Sqft:  
Ttl Sqft: **932**

DOM

**26**

Layout

Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **5**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Rectangular Lot,Views**  
Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Wood Frame,Wood Siding**  
Flooring: **Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`3" x 8`10"
Nook	Main	11`10" x 7`8"
Bedroom	Main	11`5" x 8`7"
4pc Bathroom	Main	6`9" x 4`11"
Family Room	Basement	13`5" x 10`11"
Bedroom	Basement	18`6" x 11`0"
Laundry	Basement	5`9" x 3`11"

Room	Level	Dimensions
Kitchen	Main	10`11" x 8`9"
Bedroom - Primary	Main	10`3" x 9`11"
Bedroom	Main	10`1" x 10`0"
Laundry	Main	3`4" x 3`4"
Kitchenette	Basement	9`8" x 7`10"
3pc Bathroom	Basement	6`9" x 4`8"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**6204HI**

Remarks

Pub Rmks:

**Welcome to this affordable bungalow in the heart of Bowness! This home sits on a 50-foot-wide lot and no neighbour behind, just two blocks from the Bow River. A total of 4 bedrooms (3+1), 2 bathrooms (1+1), a basement suite (illegal) with a separate entrance and laundry — perfect for multi-generational living, rental income potential or future redevelopment (depends on the Municipality or City's approval). The main floor boasts a bright living room with a large window, filling the space with natural light. Some windows have been replaced over the years, enhancing the home's comfort. The spacious kitchen features maple cabinetry and counter space, and an island, seamlessly connecting to the dining area that looks into the backyard. There is also a private stacked washer-dryer. The primary bedroom provides a comfortable retreat, while the two additional bedrooms are ideal for family, guests or a home office. A 4-pc bathroom completes the main level. The fully developed basement suite (illegal) includes 1 large bedroom with two windows (2014). A renovated kitchen with updated cabinets, counters and flooring, and island (2013), a living area, and a 3-pc bathroom with shower installed in 2014. A private laundry area adds convenience on this level. Outside, the fully fenced backyard features a 10x8 wood garden shed (2013), a metal shed and plenty of space for outdoor enjoyment. Other upgrades: furnace (2012) and roof (2023), upstairs dishwasher (2021) and more. Situated in a prime location, this home is close to the new Superstore shopping centre, Canada Olympic Park, Bowness Park & the Bow River trail system. Enjoy easy access to public transportation, the Children's Hospital, Foothills Hospital and the University of Calgary. Quick access to downtown, the ring road, or an easy escape to the mountains. Whether you're looking for a family home or an investment property, this is an opportunity you won't want to miss! Book your private showing today!**

Inclusions:  
Property Listed By:

**Appliances in the basement: Dryer, Electric Stove, Range Hood, Refrigerator, and Washer.  
2% Realty**

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











