

4211 69 Street NW
Calgary, Alberta**MLS # A2251611****\$475,000**

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	887 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Treed		

Heating:	Central
Floors:	Carpet, Laminate, Parquet, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Vinyl Siding
Foundation:	Block
Features:	Breakfast Bar, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: None

****Open house – Weds August 27, 3 p.m. to 6 p.m.**** Incredible opportunity to buy in the unique and quickly developing community of Bowness. This 50 x ~100 (99.97) M-C1 zoned lot is located on a nice tucked away street within walking distance to all levels of schools, shopping and restaurants (Light Cellar, Salt & Pepper, Leopold's etc). The neighbourhood's evolution has been complimented by new amenities including a Real Canadian Superstore and Rona nearby. The Sarcee Trail interchange is minutes away and provides exceptional access to the TransCanada Highway and new surrounding neighbourhoods including Trinity Hills and Greenwood/Greenbriar (Calgary Farmer's Market West) and Canada Olympic Park. The bike paths and parks in Bowness are incredible with quick access to the Bow River and downtown. The home itself, situated on a lovely lot, is a project and pet odour is present inside. The home has been fully professionally cleaned and is being sold 'As is', ready for a new owner to seize the opportunity with a new vision for this house and lot. The layout has good potential and flow at 1700 sq. ft. including the developed basement. A raised bungalow, the home includes 4 bedrooms (2 up and 2 down (egress not confirmed)), 2 full bathrooms (1 up and 1 down) an open plan dining room and kitchen with a newer stove and dishwasher and living room with French door access to the back deck and the nice yard with a beautiful established tree, newer back lane fence and garden boxes. The home includes a double garage with alley access and a cute front yard, maximizing the outdoor space of this property. Adjoining neighbours put a lot of care into their homes, supporting the value of this lot. There has never been a better time to buy in Bowness, this property is great investment as

opportunities in this price range don't come along often.