

\$559,900 - 40 Beaupre Crescent Nw, Calgary

MLS® #A2090413

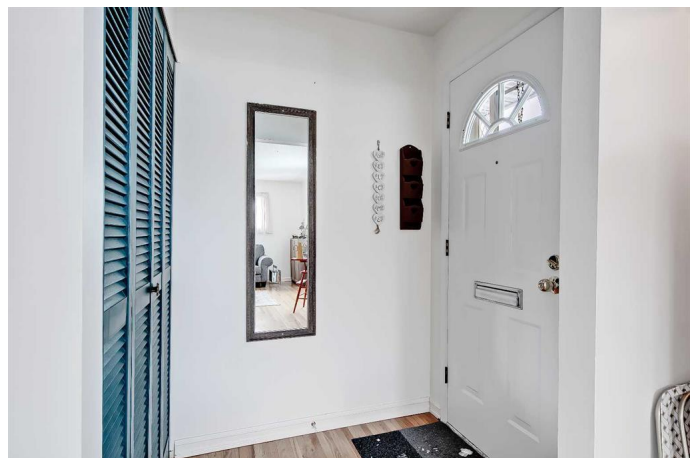
\$559,900

4 Bedroom, 2.00 Bathroom, 900 sqft

Residential on 0.13 Acres

Bowness, Calgary, Alberta

Community of Bowness, you will have inner city living situated on a quiet crescent directly across from a playground. Two bedrooms with a four piece bathroom on the main and the lower area has two bedrooms, two piece bathroom, recreation area and laundry room. The entire home, interior, exterior and garage has been recently painted, with new commercial carpet tile installed throughout the downstairs (rec room and both bedrooms). An extra box of carpet tile will be left. The roof was replaced in 2021. The home is on a corner alley with a detached over size single car garage and covered carport. The large 50 x 110 foot lot has a west back yard, great for gardening. The yard has a built-in dog run on the north side as well as a shed beside the north side. The location is close to Bowness Park (2 miles away), schools, shopping and transit. The mountain day trips are an easy commute from this neighborhood. A great starter or retirement home! Investors, have a look at this lot, as it has been rezoned to RC-G with a lane on the south and west sides. Come have a look today!



Built in 1958

Essential Information

MLS® #	A2090413
Price	\$559,900
Sold Price	\$552,250

Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	900
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	40 Beaupre Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2S8

Amenities

Parking Spaces	3
Parking	Attached Carport, Off Street, Single Garage Detached

Interior

Interior Features	Central Vacuum, Laminate Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Decorative, Factory Built, Free Standing, Gas, Heatilator
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Corner Lot, Front Yard, Garden, Level, Street Lighting,

	Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Brick/Mortar

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 11th, 2023
Days on Market	6
Zoning	RC-G
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 FOOTHILLS REAL ESTATE
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