

\$599,900 - 4611 69 Street Nw, Calgary

MLS® #A2113753

\$599,900

4 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.18 Acres

Bowness, Calgary, Alberta

((OPEN HOUSE TUESDAY & WENDSDAY
5:00 - 7:00 p.m.)) 3 SEPERATE LIVING
AREAS / 8,000 SQFT LOT / WEST FACING
BACKYARD / WELL MAINTAINED / WEST
BACKYARD

Attention Investors, Developers and those looking for revenue streams! Here is a great opportunity for the savvy Buyer! With many recent upgrades including updated vinyl windows, exterior paint, new interior flooring and paint as well as a new roof in 2016, 4611 69 st NW is a rare offering! Located on a quiet street with a massive 8,000 sqft flat lot with that all important sunny west facing backyard, opportunity abounds! The main floor boasts a cool layout with vaulted ceilings, loads of natural light and 3 bedrooms! The lower illegal suite has been recently updated providing a tidy and convenient living area. The Massive Detached Insulated and Heated Garage boasts a 10 foot garage door and space for a few vehicles and is perfect for a home based business or could be easily rented to a third party. There is a second studio style illegal suite, that could easily be repurposed as a home office! The lot provides seemingly endless space with room for cookouts with friends and family as well as planter boxes for those with a green thumb that benefit from that sunny west exposure. Have an RV? No problem there is room for that as well! Buy and hold this property with the added benefit of multiple revenue streams while you look to the possibility of future blanket rezoning and all of



the incredible opportunities that will provide the future owners! Donâ€™t let this opportunity pass you by!

Built in 1959

Essential Information

MLS® #	A2113753
Price	\$599,900
Sold Price	\$671,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,145
Acres	0.18
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4611 69 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B2K3

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Garage Faces Rear, Heated Garage, Insulated, Off Street, Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Interior Lot, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete, See Remarks, Wood

Additional Information

Date Listed	March 11th, 2024
Date Sold	March 21st, 2024
Days on Market	10
Zoning	(R-C1)
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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