

\$250,000 - 9, 7519 41 Avenue Nw, Calgary

MLS® #A2127549

\$250,000

3 Bedroom, 2.00 Bathroom, 1,245 sqft
Residential on 0.00 Acres

Bowness, Calgary, Alberta

OPEN HOUSE SAT MAY 4th, 1-3PM.

Welcome to this THREE bedroom one and a half bathroom END UNIT townhome where units RARELY come to market. Step inside into the spacious living room that flows seamlessly into the dining room and kitchen area, which has UPGRADED appliances and Corian countertops. Main floor is BRIGHT, with natural light coming through the NEWER vinyl windows. Step outside onto your oversized COMPOSITE, low maintenance deck with an integrated storage room, conveniently off the kitchen. The deck overlooks your sunny SOUTH facing FENCED backyard, a perfect spot to enjoy outdoor dining and entertaining or simply soaking up the sunshine in your own PRIVATE retreat, giving peace of mind for your PETS. Back inside, the 2-piece bathroom conveniently completes the main floor. Upstairs, discover two generously sized bedrooms alongside a spacious primary bedroom, complete with its own private balcony—a tranquil retreat to unwind. Each bedroom boasts newer windows, ensuring comfort year-round. A generously sized 4-piece bathroom with ample counter space completes the upper level, offering convenience and functionality. The basement is ready for your finishing touches to transform it into additional living space or a recreational/hobby area. This complex is pet friendly with pride and ownership apparent throughout. This is your opportunity to find your home in the evolving and charming



community of Bowness!

Built in 1975

Essential Information

MLS® #	A2127549
Price	\$250,000
Sold Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,245
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	9, 7519 41 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1X5

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	See Remarks, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 6th, 2024
Days on Market	6
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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