

\$493,888 - 3571 69 Street Nw, Calgary

MLS® #A2132726

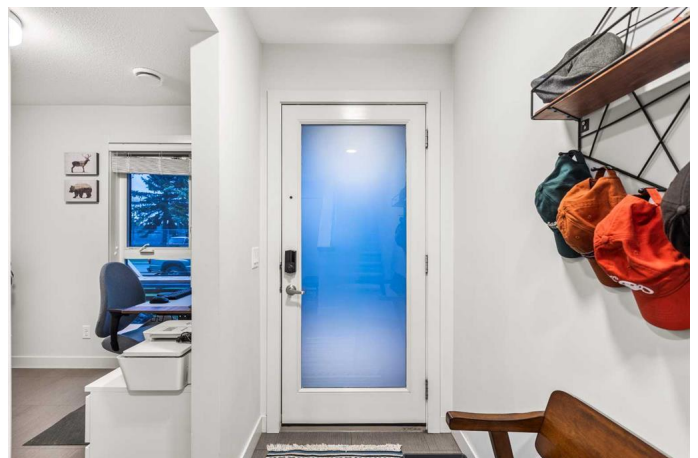
\$493,888

2 Bedroom, 3.00 Bathroom, 1,387 sqft

Residential on 0.02 Acres

Bowness, Calgary, Alberta

Watch the 3D and Virtual Tour. Recipient of the 2017 Mayor's Award for Urban Design in Housing Innovation, welcome to Arrive at Bowness! This three-story townhouse features dual master bedrooms and offers easy access to downtown, the mountains, the university, and a new shopping center currently under construction nearby. The bright lower level includes office space, a half bath, a single garage, and storage. On the main level, you'll find an open-concept layout with an island, stainless steel appliances, and access to a balcony equipped with a natural gas line for BBQs. Abundant sunlight floods the interior, offering a warm and inviting atmosphere, while unobstructed views from both the front and back provide a sense of openness. The upper floor boasts two master bedrooms and upper-level laundry for added convenience. Arrive at Bowness also provides amenities such as an onsite playground, electric car charging stations, and a central ventilation system for comfort year-round. Additional street parking is a bonus for guests or extra vehicles. Residents will appreciate the proximity to several schools, including Our Lady of the Assumption School, Thomas B. Riley School, Bowness High School, and Bowcroft School. Plus, with the upcoming Real Canadian Store and the new Calgary Farmers Market, all your shopping needs will be within reach. This pet-friendly community offers residents convenience, comfort, and a vibrant lifestyle. Contact your preferred REALTOR to



schedule a private viewing today!

Built in 2016

Essential Information

MLS® #	A2132726
Price	\$493,888
Sold Price	\$514,600
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,387
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	3571 69 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6E8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 7th, 2024
Days on Market	15
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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