

\$529,000 - 3719 Bow Anne Road Nw, Calgary

MLS® #A2147155

\$529,000

3 Bedroom, 1.00 Bathroom, 895 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

This amazing location in the thriving community of Bowness is 2 blocks from the beginning of the restaurant, bar and shopping district on Bowness Road and a 2 minute drive from Superstore. Playgrounds, schools, U of C, Foothills and Children's Hospitals, the Calgary Farmers Market, Shouldice Park, Bowness Park, off leash dog parks, the Bow River Pathway System, WinSport and great transit connections are all real close by. This solid, clean house has good bones and could be rented or moved into immediately. It sits on a large 60' x 100' R-C2 zoned lot, and is the perfect layout to turn the undeveloped basement into a legal/illegal secondary suite, ideal for the investor or homeowner looking to build some equity. There is ample parking with a long front driveway, an oversized single garage, a back lane and lots of street parking. At the time of listing there was only 1 other detached home in all of NW Calgary listed under \$550,000. Don't miss out.

Built in 1960

Essential Information

MLS® #	A2147155
Price	\$529,000
Sold Price	\$591,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	895
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3719 Bow Anne Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B2T7

Amenities

Parking Spaces	5
Parking	Alley Access, Driveway, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Interior Lot, Rectangular Lot
Roof	Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	July 7th, 2024
Days on Market	2

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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