

# \$575,000 - 4719 69 Street Nw, Calgary

MLS® #A2169082

**\$575,000**

3 Bedroom, 1.00 Bathroom, 870 sqft

Residential on 0.13 Acres

Bowness, Calgary, Alberta

Welcome to your future home in the charming community of Bowness! This meticulously maintained bungalow offers a perfect blend of comfort and functionality, ideal for first-time home buyers, investors, or developers.

Featuring 3 bedrooms and a versatile den downstairs, this home is designed to meet all your needs. The newly updated furnace, hot water tank, and windows ensure year-round comfort and efficiency. The welcoming living area is anchored by a cozy gas fireplace, perfect for those chilly evenings.

Step through the new front door and into a bright, airy space with French doors leading from the kitchen to a generous deck—perfect for outdoor dining or simply relaxing. The landscaped yard is a delightful retreat, complete with a firepit for gathering on cool nights.

The oversized garage and additional workshop provide ample space for your projects and storage needs, while the RV parking ensures convenience for your recreational vehicle.

Situated close to schools, the river, parks, biking trails, shopping, and with easy access to Stony Trail, this home offers a blend of convenience and tranquility. Don't miss out on this fantastic opportunity to own a well-rounded property in a sought-after neighborhood. Schedule your viewing today



and envision the possibilities!

Built in 1962

### Essential Information

MLS® #	A2169082
Price	\$575,000
Sold Price	\$565,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	870
Acres	0.13
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	4719 69 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2K3

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Crown Molding, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, Street Lighting, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco
Foundation	Brick/Mortar

## Additional Information

Date Listed	September 27th, 2024
Date Sold	October 10th, 2024
Days on Market	13
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
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