



## 3923 65 Street Calgary Alberta

\$669,900

**\*\*OPEN HOUSE: Saturday, Oct 12 & Sunday, Oct 13 from 1pm - 3pm\*\*** Introducing a contemporary masterpiece nestled in the vibrant community of Bowness. This three-story end-unit townhouse, built by a boutique builder, offers urban living with unmatched convenience. Never before occupied, this unit is part of a brand new four-plex development. Spanning 2,100 square feet of meticulously designed living space, this home welcomes you with 9' ceilings and 8' doors, suffusing the interiors with natural light through expansive windows. The main level greets you with an inviting entryway, leading to an open-concept living, dining room, and kitchen area. A cozy electric fireplace with a tile surround adds warmth and charm, while the kitchen features custom European-style cabinets, quartz countertops, and quality stainless steel appliances. Ascend to the second level, where plush carpet flooring guides you to two bedrooms, each with its own ensuite. The primary bedroom boasts a closet with custom built ins and a luxurious 4-piece ensuite. A convenient laundry room completes this level. The third level offers a versatile loft area with a wet bar, perfect for entertaining, and a rooftop patio showcasing breathtaking views. The fully finished basement features, a large rec/flex room, an additional bedroom with a 4-piece ensuite, and ample storage space. Parking is a breeze with each unit in the 4-plex having it's own single detached garage offering extra height for storage, supplemented by street parking. White oak accents accentuate the home's modern aesthetic. Other upgrades include a plywood subfloor, SBS mechanically fastened roofing system, and tile flooring in all bathrooms. But that's not all--this home also boasts top-quality paint (no lacquer here), durable fiberglass exterior doors, and convenient rough-ins for both solar and EV charging, ensuring you're equipped for the...

4pc Bathroom 5.17 Ft x 12.42 Ft  
4pc Bathroom 5.00 Ft x 12.92 Ft  
Bedroom 11.58 Ft x 11.58 Ft  
Laundry room 5.50 Ft x 5.83 Ft  
Primary Bedroom 11.67 Ft x 11.58 Ft  
Bonus Room 11.50 Ft x 12.50 Ft  
4pc Bathroom 5.08 Ft x 8.17 Ft

Bedroom 10.75 Ft x 14.75 Ft  
Recreational, Games room 12.42 Ft x 16.75 Ft  
Furnace 7.67 Ft x 11.83 Ft  
2pc Bathroom 5.00 Ft x 7.08 Ft  
Kitchen 11.83 Ft x 10.42 Ft  
Living room 17.08 Ft x 22.83 Ft

Listing Presented By:



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**Mirror**

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