



## 3924 76 Street Calgary Alberta

\$699,900

This is one of the best and quiet locations in Bowness! Backing directly onto the parks green space, this home is within walking distance to schools, community centres, and to all the amenities this community has to offer. This cozy bungalow is situated on a fabulous corner/side lot, 50x110ft and 120ft deep on the South side and enjoys a sunny west front exposure. Well maintained, this two bedroom home is ideal to hold onto for investment purposes, could be used as a rental, or you can start your building project today! An original owner home, it features a well manicured yard with mature trees and shrubs, an oversized garage with tool/work bench, and an outdoor parking space for a trailer. The interior of this home boasts oak cabinets in the kitchen, a large front living room that is open to the dining room enjoying west facing views, and has two bedrooms on the main. There is a partially developed basement with a spacious rec room highlighted by a gas fireplace, a flex room/third bedroom, laundry area, and a 2 piece bathroom. Updates over the years would include a newer roof, hot water tank, furnace, and outdoor shed. This location in Bowness is second to none! You can eventually build on this lot and enjoy west facing views of the mountains with quick access to schools, the infamous Bowness Park, skating rinks, and to desirable amenities this community has to offer. This property is within short walking distance to cafes, art studios, restaurants, and river pathways in Bowness Park. Located only minutes away from the West side Farmers Market, Trinity Hills district, a quick getaway to the mountains and easy access into Downtown and to Stoney Trail. This is a prime location in a growing community! (id:6769)

Laundry room 13.50 Ft x 9.50 Ft

Family room 22.00 Ft x 10.00 Ft

Bedroom 19.00 Ft x 8.00 Ft

2pc Bathroom Measurements not available

Kitchen 13.00 Ft x 11.50 Ft

Dining room 11.50 Ft x 10.00 Ft

Living room 16.00 Ft x 11.50 Ft

Primary Bedroom 10.50 Ft x 9.00 Ft

Bedroom 10.00 Ft x 9.00 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX House of Real Estate

<http://www.joelsemmens.com/>



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**Mirror**

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