



4304 70 Street Calgary Alberta

\$514,900

Discover Your Ideal Home in Bowness - Spacious, Updated, and Ready to Move In! Nestled in one of Calgary's most charming communities, this 4 bed, 2 bath duplex-style home offers 1637 square feet of developed living space including a basement kitchenette and sits on a 4056 square foot lot. Key Features:

- o Generously Sized Lot: Enjoy a property that's one-third larger than most comparable homes in the area, providing ample space for outdoor activities and future enhancements.
- o Modern Updates: The home boasts many updates including a freshly painted interior throughout, new window coverings, and a beautifully updated bathroom, combining style and functionality.
- o Recent Mechanical Upgrades: Benefit from a newer furnace, hot water tank, shingles, soffits and eaves, ensuring efficiency and peace of mind.
- o Tranquil Backyard: Relax in your private, tranquil backyard, ideal for unwinding after a busy day or entertaining guests.

Located in the vibrant Bowness neighborhood, you're just moments away from Bowness Park, the Bow River pathways, local shops, and cafes. With easy access to major routes, commuting to downtown Calgary or the mountains is a breeze. This home is perfect for first-time buyers, small families, or anyone seeking a peaceful retreat with all the conveniences of city living. Contact us today to schedule a viewing and experience the charm of this Bowness gem firsthand! (id:6769)

Family room 11.58 Ft x 14.17 Ft
Other 5.33 Ft x 7.67 Ft
Bedroom 10.58 Ft x 10.83 Ft
Bedroom 8.25 Ft x 11.75 Ft
4pc Bathroom 7.17 Ft x 8.17 Ft
Living room 11.50 Ft x 20.08 Ft

Dining room 8.58 Ft x 20.08 Ft
Kitchen 8.25 Ft x 11.83 Ft
Primary Bedroom 11.25 Ft x 11.58 Ft
Bedroom 8.25 Ft x 12.25 Ft
4pc Bathroom 7.50 Ft x 8.17 Ft
Other 3.58 Ft x 10.25 Ft

Listing Presented By:



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