



## 4719 69 Street Calgary Alberta

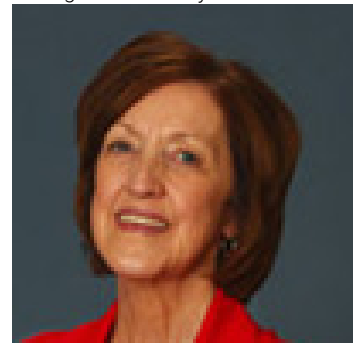
\$575,000

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! (id:6769)

Family room 10.36 M x 3.15 M  
Den 3.45 M x 3.00 M  
Laundry room 4.42 M x 2.64 M  
Workshop 3.56 M x 1.58 M  
Kitchen 3.99 M x 3.41 M  
Living room 4.78 M x 3.51 M

Other 3.76 M x 3.61 M  
Primary Bedroom 3.51 M x 3.05 M  
Bedroom 3.51 M x 2.80 M  
Bedroom 3.66 M x 2.44 M  
4pc Bathroom 2.39 M x 1.50 M

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://amjanerealty.com/>



**CIR**

**REALTY**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca