



REALTOR®



## 3924 76 Street Calgary Alberta

\$714,900

Priced to MOVE! LAND- there is great opportunity to jump on this parcel of land since they aren't making anymore of it! Check out this full sized west facing lot with views of Winsport Park from the living room and enjoying the park and greenspace from the back. An original owner home, well loved over the years features a well manicured yard with mature trees and shrubs, an oversized garage with tool bench, and parking space for a trailer. This cozy bungalow is situated on a fabulous irregular sized corner lot, 50x110ft (120ft on the one side), you can eventually build a spec or dream home, is easily rentable "as is" or can be ideal for a young family to make their own. The interior of this home calls for your magic touch. Featuring 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, wading pool, skating rinks, and the desirable amenities the Bowness community has to offer. This property is within short walking distance to cafes, art studios, restaurants, and river pathways. 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 original style bungalow, situated on a quiet street and backing onto the park, is sure to go quickly. Call today to view! (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:



Originally Listed by:  
RE/MAX House of Real Estate

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



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