



4360 72 Street Calgary Alberta

\$424,900

OPEN HOUSE SATURDAY, MARCH 22nd, 1-3 PM Investor Alert! Don't miss out on this incredible opportunity to invest in the highly desirable Bowness neighbourhood. This charming bungalow has been beautifully updated, featuring brand-new luxury vinyl plank flooring, fresh trim, doors, lighting, and paint throughout. The kitchen has been refreshed with painted cabinets, new hardware, a modern countertop, faucet, and a stylish backsplash. The main bathroom has also been upgraded with a new tile surround and updated vanity mirror. The basement offers fantastic potential with a separate back entrance and plumbing already in place for a bathroom and kitchen sink, creating the potential for a legal suite (please refer to the City of Calgary secondary suite guidelines). The laundry is conveniently located on the main floor near the back door, which could serve as a shared common area for both the upstairs and downstairs. Enjoy peaceful summer evenings around a fire in your backyard, or take a leisurely stroll along the Bow River, just minutes from your doorstep. Bowness is a centrally located and sought-after community, offering easy access to the mountains, a quick commute to downtown Calgary, and public transit options, including the #53 bus to the University of Calgary. With abundant parks and pathways, Bowness allows you to enjoy the best of both nature and city living with out HOA fees. This is a rare investment opportunity that won't last long! (id:6769)

Storage 22.50 Ft x 19.75 Ft
Living room 13.92 Ft x 11.92 Ft
Laundry room 8.92 Ft x 8.58 Ft
Kitchen 11.42 Ft x 10.75 Ft

Primary Bedroom 10.58 Ft x 9.67 Ft
Bedroom 7.83 Ft x 10.58 Ft
4pc Bathroom Measurements not available

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca