



4513 Bowness Road Calgary Alberta

\$550,000

This beautifully updated 3 bedroom, 3.5-bath townhome offers a fantastic layout -- ideal for roommates or a rental opportunity close to University of Calgary, downtown and Foothills and Alberta Children's Hospital. Step inside to find new vinyl plank flooring on the main level and new carpet upstairs and down! The spacious living room welcomes you with a tile-faced gas fireplace, and a wall-mount for your TV. The chef's kitchen is a true showstopper with new cabinetry, glass tile backsplash, granite countertops, upgraded stainless steel appliances with gas stove, and a breakfast bar that flows seamlessly into the dining room. Upstairs, the primary retreat impresses with a walk-in closet and a luxurious 5-piece ensuite complete with soaker tub, separate shower, and dual sinks. A second oversized bedroom with sliding doors to a private patio and a 4-piece ensuite rounds out the upper level. The fully finished basement expands your living space with a generous family/recreation room, large third bedroom, and another full 4-piece ensuite bathroom. Additional features include a single detached garage plus permitted street parking directly in front of unit. All of this in an unbeatable location--just steps from boutique shops, cafes, and highly rated restaurants like NOtaBLE. This move-in-ready home offers the perfect blend of comfort, convenience, and investment potential. (id:6769)

Storage 7.67 Ft x 3.17 Ft

Laundry room 10.33 Ft x 5.00 Ft

Recreational, Games room 16.58 Ft x 9.83 Ft

Bedroom 11.58 Ft x 11.17 Ft

4pc Bathroom 7.17 Ft x 4.92 Ft

Kitchen 12.25 Ft x 10.25 Ft

Dining room 10.33 Ft x 8.00 Ft

Living room 12.75 Ft x 12.75 Ft

Foyer 5.42 Ft x 5.33 Ft

Other 8.33 Ft x 6.42 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Primary Bedroom 11.08 Ft x 10.92 Ft

Bedroom 20.08 Ft x 11.17 Ft

5pc Bathroom 9.42 Ft x 7.50 Ft

4pc Bathroom 8.50 Ft x 5.00 Ft

Listing Presented By:



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