



# 7008 Bowness Road Calgary Alberta

\$430,000

This 3 bedroom, 1.5 bathroom home in family friendly Bowness offers views of C.O.P. from the sunny south facing balcony, as well as a private backyard and off street parking. The home has experienced several upgrades this year. This home has experienced several upgrades this year, including new flooring, new bathtub, toilets and vanities. New washer and kitchen stove. New blinds, Newer furnace (2019) and new roofing shingles. You will be sure to enjoy the bright and spacious floor plan giving you a generously sized living room with a wood burning fireplace (WETT inspected & chimney swept) and patio doors leading out to the sunshine and giving you a gorgeous view! The main floor offers a spacious kitchen, a dining room/office, main floor laundry and the half (2 piece) bathroom. The basement level has 3 bedrooms, a full bathroom and plenty of storage. Bowness is a wonderful and revitalized community offering the ever popular and sought after beloved Bowness Park, many schools (public and catholic), playgrounds, Bow River pathways, arts (including a studio), a public library, grocery shopping and many restaurants. Bowness offers easy access to downtown, Baker Park, Shouldice Park, Edworthy Park, Market Mall, The University of Calgary, The Foothills Hospital with Calgary Transit stops just steps away from the front door. And if you're looking for a Rocky Mountain getaway, a quick hop onto the Trans Canada West will get you out of the city in minutes. (id:6769)

4pc Bathroom 6.50 Ft x 5.67 Ft  
Bedroom 10.50 Ft x 11.33 Ft  
Bedroom 7.42 Ft x 9.92 Ft  
Primary Bedroom 10.58 Ft x 14.58 Ft

2pc Bathroom 3.50 Ft x 6.25 Ft  
Dining room 9.00 Ft x 11.50 Ft  
Kitchen 11.50 Ft x 12.17 Ft  
Living room 15.33 Ft x 15.25 Ft

Listing Presented By:



Originally Listed by:  
Colpitts Realty Ltd.

<https://briancolpitts.my-ubertor.com/>



**Real Estate Professionals Inc.**

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

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