



## 7524 Bowness Road Calgary Alberta

\$385,000

Welcome to this End-unit townhome! Check our 3D Virtual tour. Great location with views of COP! Located near a school, playgrounds, restaurants & transit. Highlights: end unit with large, mature trees out front, all newer windows, laminate & tile flooring on main, eat-in kitchen that leads to a back deck, family room & 3 bedrooms up. Master bedroom has newer carpet, a private balcony with a great view of COP & a walk-in closet. Finished basement offers a rec room, 3-piece bath with newer dual-flush toilet and a workshop. Single parking stall behind property. Private, fenced backyard with deck & storage room off the back deck. Quick access to Trans Canada, Sarcee Trail & Stoney Trail (ring road). Short drive to Bowness Park & COP - a terrific location for those that enjoy outdoor activities like paddling, biking, walking or picnicking at Bowness Park in the summer, and skating on the Bowness pond or skiing at COP in the winter. Book your private tour today and make it your sweet home. (id:6769)

4pc Bathroom 9.08 Ft x 6.83 Ft

Bedroom 7.42 Ft x 10.42 Ft

Bedroom 9.08 Ft x 14.08 Ft

Primary Bedroom 13.08 Ft x 13.42 Ft

3pc Bathroom 7.42 Ft x 5.50 Ft

Recreational, Games room 16.17 Ft x 9.50 Ft

Furnace 9.83 Ft x 9.08 Ft

Workshop 14.00 Ft x 11.58 Ft

2pc Bathroom 9.08 Ft x 4.33 Ft

Dining room 10.58 Ft x 12.00 Ft

Kitchen 9.33 Ft x 8.58 Ft

Living room 13.08 Ft x 18.25 Ft

Listing Presented By:



Originally Listed by:  
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