



3529 69 Street Calgary Alberta

\$419,900

FRESHLY PAINTED | 10 FT CEILINGS | 2 MIN WALK TO SUPERSTORE | PETS ALLOWED | Welcome to Arrive at Bowness! This stylish 2 bedroom, 2.5 bathroom townhome offers more than 1,330 sq. ft. of thoughtfully designed living space in one of Calgary's most desirable and evolving communities. Start your morning with coffee on the east facing patio before stepping into the private entry-level office, an ideal work from home space, along with a convenient powder room and direct garage access. The bright and open main floor features soaring 10 foot ceilings, a crisp white kitchen with ceiling height cabinetry and stainless steel appliances, plus ample space for full sized dining and living areas. A west facing balcony provides the perfect spot to enjoy the afternoon and evening sun. Upstairs, you'll find two generously sized bedrooms, each complete with its own private ensuite. Built Green Canada Gold Certified, the home was thoughtfully constructed for enhanced efficiency, comfort, and sound reduction. Features include upgraded insulation, ENERGY STAR dual pane argon filled windows, a 96% high efficiency furnace, heat recovery ventilation, programmable climate control, LED lighting, and substantial soundproofing between neighbouring units. Bowness continues to benefit from ongoing redevelopment and investment, adding to the community's long term appeal and value. Arrive at Bowness also offers an onsite playground and electric vehicle charging station. Enjoy quick access to the Trans-Canada Highway and the mountains, Real Canadian Superstore, as well as shops, restaurants and everyday amenities just a short walk away. Don't miss out on this amazing Opportunity! Book your showing today (id:6769)

Living room 12.17 Ft x 13.08 Ft

Dining room 8.75 Ft x 13.42 Ft

Kitchen 13.08 Ft x 13.25 Ft

Primary Bedroom 10.08 Ft x 13.17 Ft

Bedroom 10.83 Ft x 12.17 Ft

Laundry room 2.83 Ft x 3.33 Ft

4pc Bathroom 6.00 Ft x 7.17 Ft

3pc Bathroom 5.92 Ft x 8.17 Ft

Other 4.00 Ft x 9.42 Ft

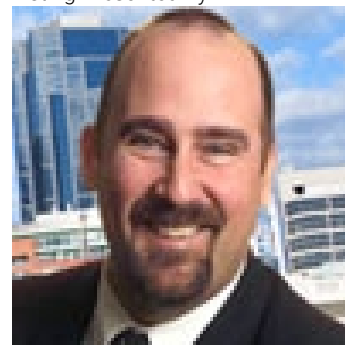
Office 7.92 Ft x 8.75 Ft

Other 3.75 Ft x 9.92 Ft

Furnace 2.67 Ft x 7.33 Ft

2pc Bathroom 2.92 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

<https://sowinskirealty.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca