



## 3543 69 Street Calgary Alberta

\$539,000

Welcome to this stunning master award built townhome located in the vibrant community of Bowness. This highly sought after, contemporary home offers a perfect blend of modern design and comfortable living, making it an ideal choice for anyone seeking a stylish and functional residence. This entire complex was BuiltGreen Silver Certified with high energy efficiency, low water use fixture, LED lighting, heat recovery system and more sustainable building material than required by code. This well maintained complex won the Mayor's Urban Design Award in 2017. This stylish home features 3 bedrooms (2 ensuites) plus 3 full bathrooms, open concept kitchen, bright and airy dining and living space and one single attached garage with additional storage space - ideal for young families, professionals, roommates, and investors alike. Enter through the front door and be greeted with an attached single garage, mechanical room, a flex room for either a bedroom/office and a 3-piece bathroom which was upgraded with a full glass shower. The main level offers an open kitchen with upgraded quartz countertops, large island with a breakfast nook, stainless steel appliances, and a west facing balcony perfect for barbecuing in the summertime. The rest of the main level features a large dining area and living room with engineered hardwood throughout the floor. This area boasts ample sunlight from both sides along with high ceilings and terrific lighting throughout the year. The upstairs features two spacious bedrooms, each with their own ensuite bathroom for extra privacy and plenty of closet space. The washer and dryer are also located upstairs for added convenience (no hauling laundry up and down the stairs!). Highlights include large windows throughout the home to bring in an abundance of natural light and modern aesthetics that emphasize clean lines and well thought out finishes that set...

Bedroom 3.30 M x 3.10 M

4pc Bathroom 2.21 M x 1.85 M

Laundry room 1.04 M x 1.02 M

Primary Bedroom 3.68 M x 3.30 M

3pc Bathroom 2.52 M x 1.85 M

Furnace 2.41 M x .89 M

Bedroom 2.67 M x 2.41 M

Other 2.87 M x 1.20 M

Living room 3.76 M x 3.99 M

Dining room 4.04 M x 2.69 M

Other 4.06 M x 3.99 M

Other 2.08 M x 1.78 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Homecare Realty Ltd.

**RE/MAX Realty Professionals**

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