

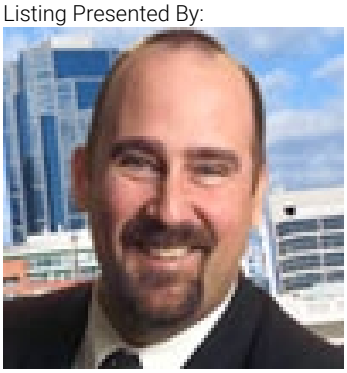
3812 65 Street Calgary Alberta

$679,000

Proudly offered by its original owner, this 2022-built, three-storey townhome combines modern design, flexible living space and the privacy of a backyard--all with no condo fees. Part of a self-managed fourplex, it offers approximately 1,872 sq. ft. of living space, with four bedrooms across three levels.The main floor features an open-concept living and dining area with 9-foot ceilings and large windows. The modern kitchen boasts quartz countertops and a new microwave. A sliding door opens to a sunny, west-facing balcony, while a fireplace adds warmth to the living room.Upstairs, the third floor offers three bedrooms, including a primary bedroom with ensuite, a full bathroom and convenient laundry. The lower level features a spacious family room with flexible potential as a media room, home office or play space, plus a fourth bedroom, a three-piece bathroom, a closet and under-stair storage. A walkout leads directly to your private backyard.Recent improvements include fresh paint, blackout blinds on all floors, and a recently serviced furnace and hot water tank. Parking and storage are easy with a detached single garage featuring a side door, plus a driveway.Schools are less than five minutes away, and downtown is approximately 20 minutes away. Shopping, coffee shops, the public library, RONA, Superstore, restaurants and transit are within walking distance. Nearby parks, pathways and major routes add to the appeal. Bowness also offers family-friendly events throughout the year, including the Stampede Parade, Santa Claus Parade and Tour de Bowness Festival, along with the amenities of Bowness Park and its splash park.Well maintained and thoughtfully laid out, this original-owner home is ready for its next chapter. Book your showing today! (id:6769)

Kitchen 13.75 Ft x 13.50 Ft
Dining room 9.17 Ft x 13.67 Ft
Living room 13.75 Ft x 12.50 Ft
Laundry room 5.42 Ft x 3.08 Ft
Other 12.50 Ft x 19.00 Ft
2pc Bathroom 4.92 Ft x 4.58 Ft
Primary Bedroom 13.00 Ft x 10.00 Ft
Bedroom 9.00 Ft x 9.67 Ft
4pc Bathroom 4.92 Ft x 7.83 Ft
3pc Bathroom 4.92 Ft x 7.83 Ft
Family room 14.33 Ft x 15.75 Ft
Foyer 6.83 Ft x 4.25 Ft
Furnace 8.67 Ft x 6.92 Ft
Other 19.00 Ft x 8.67 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Realty Professionals

http://katherinebennett.ca/

RE/MAX Realty Professionals

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

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

Other 4.67 Ft x 6.00 Ft

Bedroom 8.67 Ft x 10.58 Ft

Bedroom 8.83 Ft x 12.50 Ft

4pc Bathroom 4.92 Ft x 7.58 Ft