



GRASSROOTS
REALTY GROUP

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3427 Bonita Crescent NW
Calgary, Alberta

MLS # A2216385



\$695,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Bowness | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,155 sq.ft. | Age: | 1968 (57 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached, Driveway, Parking Pad | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Pie Shaped Lot | | |

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|--------------------|--|
| Heating: | Central |
| Floors: | Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full, Walk-Up To Grade |
| Exterior: | Stucco, Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Laminate Counters, No Animal Home, No Smoking Home |

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|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: Shed

Welcome to 3427 Bonita Crescent NW, a true Bowness original, lovingly maintained by the same owner since day one. Tucked away on a quiet street with a sunny west-facing backyard, this detached bi-level is full of potential — whether you're looking for your first home, a project to personalize, or a property to add a future legal/illegal suite (pending City approval), this one's worth a closer look. Step inside and head up to the main living area, where you're greeted by original hardwood floors and a classic wood-burning fireplace — the kind of space that instantly feels like home. Just off the living room is the dining area, with room for family dinners or hosting friends. The kitchen is surprisingly spacious, with an eat-in area that opens out onto the back deck — perfect for BBQs, coffee in the morning sun, or catching golden hour in the evening. Down the hall, you'll find two nearly identical bedrooms — ideal for kids, guests, or a home office setup — and a 4-piece bathroom nearby. At the end of the hall is the spacious primary bedroom, offering a quiet retreat with plenty of room to stretch out. Head downstairs and you'll find a large rec room ready for anything — movie nights, a home gym, or a space to just hang out. There are two more generously sized bedrooms on this level, plus laundry and a separate entrance that opens the door for future suite potential (pending City approval). Step outside to the large backyard, where there's space to relax, garden, or let the dogs run free. The patio is great for entertaining, and the double detached garage plus extra-large parking pad out back means you've got room for vehicles, a trailer, or RV storage — whatever you need. In a community like Bowness, where local charm, green spaces, and riverside pathways are just part of

daily life, this is a home that gives you the chance to make something truly your own.