



3525 69 Street NW
Calgary, Alberta

MLS # A2292107



\$469,900

Division:	Bowness		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,391 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	None	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Office shelving, television mount.

Thoughtfully designed and beautifully finished, this stylish Bowness townhome offers modern living with a functional layout and two spacious upper level primary suites. Enter through the attached garage to a welcoming main level that features a spacious foyer with ample closet space, a convenient powder room, and a versatile flex area—ideal for a home office, workout space or optional third bedroom. The main living area is on the second floor and highlights wide-plank flooring, oversized windows, and an open-concept design. A sleek and practical kitchen features quartz countertops, stainless steel appliances, and an oversized island with seating. Just off the kitchen, a west-facing covered balcony with a gas line offers the perfect spot to barbecue and unwind at the end of the day. The dining and living areas connect seamlessly creating a comfortable space for both everyday living and entertaining. Continue up to the third level and discover two large primary bedrooms, each with ample closet space and ensuites. A conveniently located laundry area and additional storage complete this level. There is central A/C for year-round comfort. Located in the heart of Bowness, you’re just minutes from the Bow River pathways, local cafés, and everyday community amenities. The Calgary Farmers’ Market West and Trinity Hills shopping area are a short drive away, and quick access to Stoney Trail, Sarcree Trail, and 16th Avenue makes getting downtown or across the city easy. A fantastic opportunity to enjoy modern living in the heart of Bowness!