



**7006A Bowness Road NW
Calgary, Alberta**

MLS # A2292682



\$469,999

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	732 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Few Trees, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: None

Check out this "NO CONDO FEE", move-in ready half duplex in the heart of Bowness! Offering nearly 1,400 sq. ft. of living space. This beautiful budget-friendly Bi-level home is ideal for first-time buyers, families, or downsizers, while also offering excellent potential if you choose to use it as an investment property. As you enter and head upstairs, you're welcomed by a bright and spacious main floor featuring luxury vinyl plank flooring throughout. The large sunlight flooded living room features a cozy wood-burning fireplace, perfect for cold winter evenings. Adjacent to the living room is a flexible space that can be used as a dining room or den, along with a bright updated kitchen featuring Travertine ceramic tile, granite countertops, freshly painted cabinets, and newer appliances. A convenient main floor laundry room with French doors and a newly renovated half bathroom complete this level. Large windows and a south-facing balcony bring in an abundance of natural light. The Lower Level features 3 well-sized bedrooms, each with a large window. The spacious primary bedroom includes a walk-in closet, while the second and third bedrooms are comfortably sized. A full bathroom completes this level, offering comfort and privacy. This home has seen numerous updates, including: Roof, eaves-troughs, fascia, siding, and downspouts (approximately 3 years old), Fresh paint through, New Furnace motor, vents professionally cleaned and sanitized with inspection completed, Chimney professionally swept. Outside you'll find a huge yard, offering plenty of space for gardening, pets, entertaining, or future deck expansion possibilities, along with ample parking at the rear of the property. Located minutes from major routes with easy access to transit, close to schools, parks, and bike paths, this home combines comfort, updates, and convenience.

Don't miss the opportunity to own this well-priced home in Bowness. Book your showing with your favorite Realtor today!