



6301 Bowwood Drive NW
Calgary, Alberta

MLS # A2299219



\$425,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	961 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Irregular Lot, Wedge Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Shed

This is your opportunity to move into a turnkey home with a massive fenced yard. This property offers 1200 sq/ft of fully developed space. The property just went through a facelift to make it look and feel brand-new again. Coupled with the improvements by the previous owners, you now have an incredible space to call home. The past owners listed the following improvements concrete walkway and parking pad (2014), R30 Insulation (2012), 35 years warranty Shingles replaced in 2010, new gas meter (2015), All Energy Star windows (2012), 2 stage Lennox Furnace (2005), Humidifier (2008), Front and back doors, screen doors, Lennox gas insert Fireplace (2007). Current owner has replaced all the doors and bi-folds, trim and baseboards, painted the property top to bottom, added pot lights in the kitchen, installed luxury vinyl flooring on main floor, new carpets, new fridge and stove, and update the kitchen, adding full upper cabinets, and plenty of draws and a lazy susan in the corner. Do not miss this opportunity, it will not last long.