



**6403 35 Avenue NW  
Calgary, Alberta**

**MLS # A2159791**



**\$799,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	1956 (68 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, See Remarks		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Level, Street Lighting, See Remarks		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

**Inclusions:** n/a

Extraordinary opportunity to live in the highly sought after community of Bowness. This is a car enthusiast's dream with a single attached front garage and a new 28x24 rear detached heated garage with 220v power and 10ft ceilings. Walking distance to all amenities with great access to main roads, shopping and restaurants. This home has an abundance of natural light and neutral colors. Open concept living area provides a welcoming retreat for entertaining or relaxing with a modern flair. Large master bedroom with beautiful 4 piece ensuite. 2 bedrooms up, plus den that could be used as a bedroom. Two full bathrooms on the main floor and main floor laundry. Situated across the street from a play area and with a sunny south facing backyard. Future development potential with a 50 X 122 FT RC2 CORNER LOT. This home is a must see and you won't be disappointed.