



**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 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 4 piece ensuite. Two bedrooms up, plus den that could be used as a bedroom. Two full bathrooms on the main floor including laundry, with a single attached front garage and a new 28 x 24 rear detached heated garage with 240v power and 10ft ceilings. This 1600 hundred square foot bungalow is close to the action, only two blocks from the small town charm of Bowness main street where you will find restaurants, pubs, yoga, art studio, bank, daycare, auto parts, convenience store and much more. Transit, seniors' center, and playground at your fingertips. Close by is picturesque Bowness Park, Farmer's Market, Superstore, dog parks, COP, Shouldice Athletic Park, hospitals, and University of Calgary. Stoney Trail, Sarcee Trail, and Hwy 1 are all easily accessed. Future development potential with a 50 x 122 feet RC2 CORNER LOT. This home is a must see and you won't be disappointed.