



**GRASSROOTS**  
REALTY GROUP

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**4107 67 Street NW**  
**Calgary, Alberta**

**MLS # A2203642**



**\$575,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	932 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** Appliances in the basement: Dryer, Electric Stove, Range Hood, Refrigerator, and Washer.

Welcome to this affordable bungalow in the heart of Bowness! This home sits on a 50-foot-wide lot and no neighbour behind, just two blocks from the Bow River. A total of 4 bedrooms (3+1), 2 bathrooms (1+1), a basement suite (illegal) with a separate entrance and laundry &mdash; perfect for multi-generational living, rental income potential or future redevelopment (depends on the Municipality or City's approval). The main floor boasts a bright living room with a large window, filling the space with natural light. Some windows have been replaced over the years, enhancing the home's comfort. The spacious kitchen features maple cabinetry and counter space, and an island, seamlessly connecting to the dining area that looks into the backyard. There is also a private stacked washer-dryer. The primary bedroom provides a comfortable retreat, while the two additional bedrooms are ideal for family, guests or a home office. A 4-pc bathroom completes the main level. The fully developed basement suite (illegal) includes 1 large bedroom with two windows (2014). A renovated kitchen with updated cabinets, counters and flooring, and island (2013), a living area, and a 3-pc bathroom with shower installed in 2014. A private laundry area adds convenience on this level. Outside, the fully fenced backyard features a 10x8 wood garden shed (2013), a metal shed and plenty of space for outdoor enjoyment. Other upgrades: furnace (2012) and roof (2023), upstairs dishwasher (2021) and more. Situated in a prime location, this home is close to the new Superstore shopping centre, Canada Olympic Park, Bowness Park & the Bow River trail system. Enjoy easy access to public transportation, the Children's Hospital, Foothills Hospital and the University of Calgary. Quick access to downtown, the ring road, or an easy escape to the mountains. Whether you're looking for a

family home or an investment property, this is an opportunity you won't want to miss! Book your private showing today!