

**3923 65 Street NW**  
**Calgary, Alberta**

**MLS # A2172680**



**\$669,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Assigned, See Remarks, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop, See Remarks	<b>Condo Fee:</b>	\$ 190
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Metal Siding , Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Wet Bar		
<b>Inclusions:</b>	N/A		

\*OPEN HOUSE: Sunday, Nov 3rd from 2pm - 4pm\* Introducing a contemporary masterpiece nestled in the vibrant community of Bowness. This three-story end-unit townhouse, built by a boutique builder, offers urban living with unmatched convenience. Never before occupied, this unit is part of a brand new four-plex development. Spanning 2,100 square feet of meticulously designed living space, this home welcomes you with 'ceilings and 'doors, suffusing the interiors with natural light through expansive windows. The main level greets you with an inviting entryway, leading to an open-concept living, dining room, and kitchen area. A cozy electric fireplace with a tile surround adds warmth and charm, while the kitchen features custom European-style cabinets, quartz countertops, and quality stainless steel appliances. Ascend to the second level, where plush carpet flooring guides you to two bedrooms, each with its own ensuite. The primary bedroom boasts a closet with custom built ins and a luxurious 4-piece ensuite. A convenient laundry room completes this level. The third level offers a versatile loft area with a wet bar, perfect for entertaining, and a rooftop patio showcasing breathtaking views. The fully finished basement features, a large rec/flex room, an additional bedroom with a 4-piece ensuite, and ample storage space. Parking is a breeze with each unit in the 4-plex having its own single detached garage offering extra height for storage, supplemented by street parking. White oak accents accentuate the home's modern aesthetic. Other upgrades include a plywood subfloor, SBS mechanically fastened roofing system, and tile flooring in all bathrooms. But that's not all—this home also boasts top-quality paint (no lacquer here), durable fiberglass exterior doors, and convenient rough-ins for both solar and EV charging, ensuring you're

equipped for the future of sustainable living. Step outside to discover a low-maintenance exterior with stucco, brick, steel, and Hardie board siding, along with a fully fenced yard, large concrete back patio with a BBQ gas line, concrete steps and Rundle rock. The home is fully landscaped with underground sprinklers, ensuring a hassle-free outdoor experience. Additional features include a new home warranty, pet-friendly policies, and completed engineering inspections for peace of mind. Enjoy proximity to parks, playgrounds, schools, and the Bow River walking and bike paths. With easy access to shops, restaurants, Market Mall, and Winsport, this property epitomizes luxury, comfort, and convenience in the heart of Calgary's most sought-after community. Welcome home to a lifestyle of unparalleled sophistication and urban charm. Check out the floor plans and 3D tour for a closer look!