

3569 69 Street NW
Calgary, Alberta

MLS # A2201727



\$519,900

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,387 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 334
Basement:	None	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Soaking Tub		

Inclusions: None.

Located in the heart of historic Bowness, this 2 bedroom, 2.5 bath townhome offers nearly 1400 sq ft of developed living space! The main level presents wide plank laminate floors & high ceilings, showcasing the bright living room with floor to ceiling windows, casual dining area & kitchen that's tastefully finished with an island/eating bar, plenty of storage/counter space, stainless steel appliances & access to a west facing balcony. The third level hosts 2 bedrooms, one with a 3 piece ensuite, the other with a 4 piece ensuite. Laundry facilities are also conveniently located on the third level. The entry level includes a den/office & perfect for a home office setup & a handy 2 piece powder room. Other notable features include a single attached garage, front patio & playground for the kids. This lovely home is conveniently located close to schools, shopping, picturesque Bowness Park, Winsport & has easy access to 16th Avenue & Bowness Road.