

**1, 6203 Bowness Road NW**  
**Calgary, Alberta**

**MLS # A2201781**



**\$305,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Off Street, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 674
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shelves in Laundry Room, built in desk in dining area

Welcome home to this charming and spacious 2-bedroom, 1-bath apartment that offers a perfect blend of comfort and convenience in one of Calgary's most vibrant neighborhoods. Upon entering, you're immediately greeted by a large kitchen that flows seamlessly into the open-concept dining and living rooms. The abundant natural light pouring in through large windows creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. This well-maintained apartment is in pristine condition, offering clean finishes throughout, with a functional balcony where you can enjoy your morning coffee or unwind after a busy day. The oversized bedrooms are perfect for any lifestyle, with the second bedroom offering enough space for both bedroom furniture and office furniture — making it an ideal setup for those working from home or simply needing extra space. The large laundry room comes with additional storage to meet all your organizational needs. Forget about parking woes! You'll have the peace of mind of two underground, secured parking stalls, providing convenient and safe parking just steps from your front door. Living in Bowness means you're just footsteps away from all the exciting amenities this lively community has to offer. Parks, walkways, and the beautiful Bow River are all within easy reach, making it a perfect spot for outdoor enthusiasts and those who love to be close to nature. This condo building has recently undergone several updates, including a brand-new walkway leading to the main entrance. All common areas now feature fresh, new carpeting, providing a clean and welcoming atmosphere. Additionally, the common doors, walls, ceilings, and stair railings have been freshly painted, enhancing the overall aesthetic and feel of the building. Don't miss the opportunity to call this incredible apartment your home!