1, 7524 Bowness Road NW
Calgary, Alberta

MLS # A2164983

$385,000

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,277 sq.ft.	**Age:**	1975 (49 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 320
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	**Zoning:**	M-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this End-unit townhome! Check our 3D Virtual tour. Great location with views of COP! Located near a school, playgrounds, restaurants & transit. Highlights: end unit with large, mature trees out front, all newer windows, laminate & tile flooring on main, eat-in kitchen that leads to a back deck, family room & 3 bedrooms up. Master bedroom has newer carpet, a private balcony with a great view of COP & a walk-in closet. Finished basement offers a rec room, 3-piece bath with newer dual-flush toilet and a workshop. Single parking stall behind property. Private, fenced backyard with deck & storage room off the back deck. Quick access to Trans Canada, Sarcee Trail & Stoney Trail (ring road). Short drive to Bowness Park & COP - a terrific location for those that enjoy outdoor activities like paddling, biking, walking or picnicking at Bowness Park in the summer, and skating on the Bowness pond or skiing at COP in the winter. Book your private tour today and make it your sweet home.