

# \$519,999 - 3543 69 Street Nw, Calgary

MLS® #A2187047

**\$519,999**

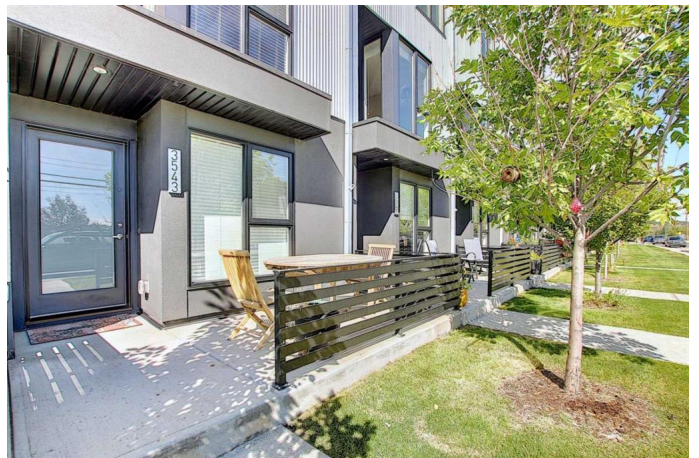
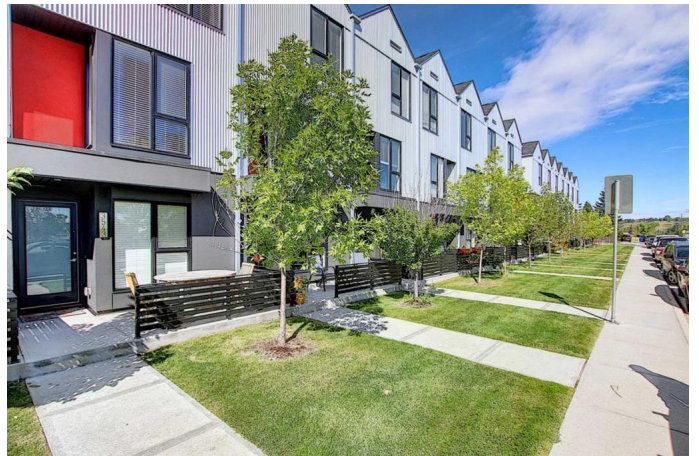
3 Bedroom, 3.00 Bathroom, 1,217 sqft  
Residential on 0.02 Acres

Bowness, Calgary, Alberta

Welcome to this stunning master award built townhome located in the vibrant community of Bowness. This highly sought after, contemporary home offers a perfect blend of modern design and comfortable living, making it an ideal choice for anyone seeking a stylish and functional residence. This entire complex was BuiltGreen Silver Certified with high energy efficiency, low water use fixture, LED lighting, heat recovery system and more sustainable building material than required by code. This well maintained complex won the Mayor's Urban Design Award in 2017.

This stylish home features 3 bedrooms (2 ensuites) plus 3 full bathrooms, open concept kitchen, bright and airy dining and living space and one single attached garage with additional storage space - ideal for young families, professionals, roommates, and investors alike.

Enter through the front door and be greeted with an attached single garage, mechanical room, a flex room for either a bedroom/office and a 3-piece bathroom which was upgraded with a full glass shower. The main level offers an open kitchen with upgraded quartz countertops, large island with a breakfast nook, stainless steel appliances, and a west facing balcony perfect for barbecuing in the summertime. The rest of the main level features a large dining area and living room with engineered hardwood throughout the



floor. This area boasts ample sunlight from both sides along with high ceilings and terrific lighting throughout the year. The upstairs features two spacious bedrooms, each with their own ensuite bathroom for extra privacy and plenty of closet space. The washer and dryer are also located upstairs for added convenience (no hauling laundry up and down the stairs!).

Highlights include large windows throughout the home to bring in an abundance of natural light and modern aesthetics that emphasize clean lines and well thought out finishes that sets the base for a cozy home. Not to mention, the location of this property is second to none - surrounded by numerous schools and with quick access to the highway for future journeys to the mountains. There are plenty of amenities with the new shopping centre right across the street featuring Superstore, Dollarama and several restaurants. Also nearby are Trinity Hills shopping districts, Canada Olympic Park, the Calgary Farmer's Market, Foothills Hospital, and the University of Calgary. For outdoor enthusiasts, take a short walk or bike ride alongside the Bow River with the numerous pathways available. This townhome is a pure gem - don't miss out on your future home!

Built in 2016

### **Essential Information**

MLS® #	A2187047
Price	\$519,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,217
Acres	0.02

Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	3543 69 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6E8

### **Amenities**

Amenities	Elevator(s), Storage
Parking Spaces	2
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, Kitchen Island
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	56

Zoning DC

## **Listing Details**

Listing Office Homecare Realty Ltd.

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