

\$475,000 - 4211 69 Street Nw, Calgary

MLS® #A2251611

\$475,000

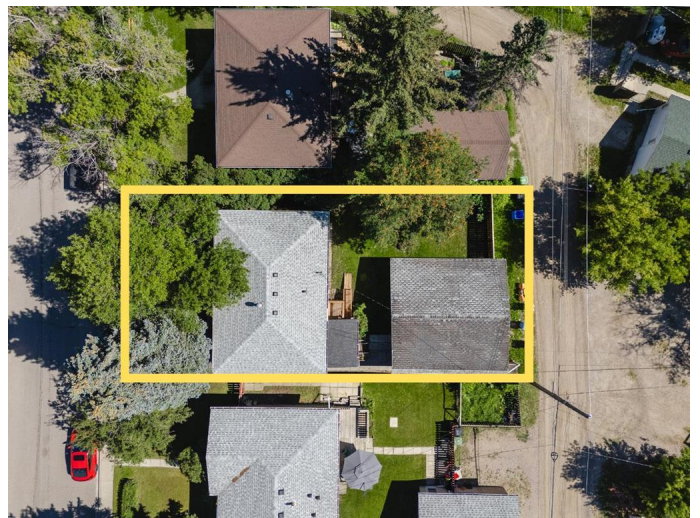
4 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.11 Acres

Bowness, Calgary, Alberta

Incredible opportunity to buy in the unique and quickly developing community of Bowness. This 50 x ~100 (99.97) M-C1 zoned lot is located on a nice tucked away street within walking distance to all levels of schools, shopping and restaurants (Light Cellar, Salt & Pepper, Leopold's etc). The neighbourhood's evolution has been complimented by new amenities including a Real Canadian Superstore and Rona nearby. The Sarcee Trail interchange is minutes away and provides exceptional access to the TransCanada Highway and new surrounding neighbourhoods including Trinity Hills and Greenwood/Greenbriar (Calgary Farmer's Market West) and Canada Olympic Park. The bike paths and parks in Bowness are incredible with quick access to the Bow River and downtown.

The home itself, situated on a lovely lot, is a project and pet odour is present inside. The home has been fully professionally cleaned and is being sold "As is", ready for a new owner to seize the opportunity with a new vision for this house and lot. The layout has good potential and flow at 1700 sq. ft. including the developed basement. A raised bungalow, the home includes 4 bedrooms (2 up and 2 down (egress not confirmed)), 2 full bathrooms (1 up and 1 down) an open plan dining room and kitchen with a newer stove and dishwasher and living room with French door access to the back deck and the nice yard with a beautiful established tree, newer



back lane fence and garden boxes. The home includes a double garage with alley access and a cute front yard, maximizing the outdoor space of this property. Adjoining neighbours put a lot of care into their homes, supporting the value of this lot.

There has never been a better time to buy in Bowness, this property is great investment as opportunities in this price range donâ€™t come along often.

Built in 1959

Essential Information

MLS® #	A2251611
Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	887
Acres	0.11
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4211 69 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2K1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, F
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

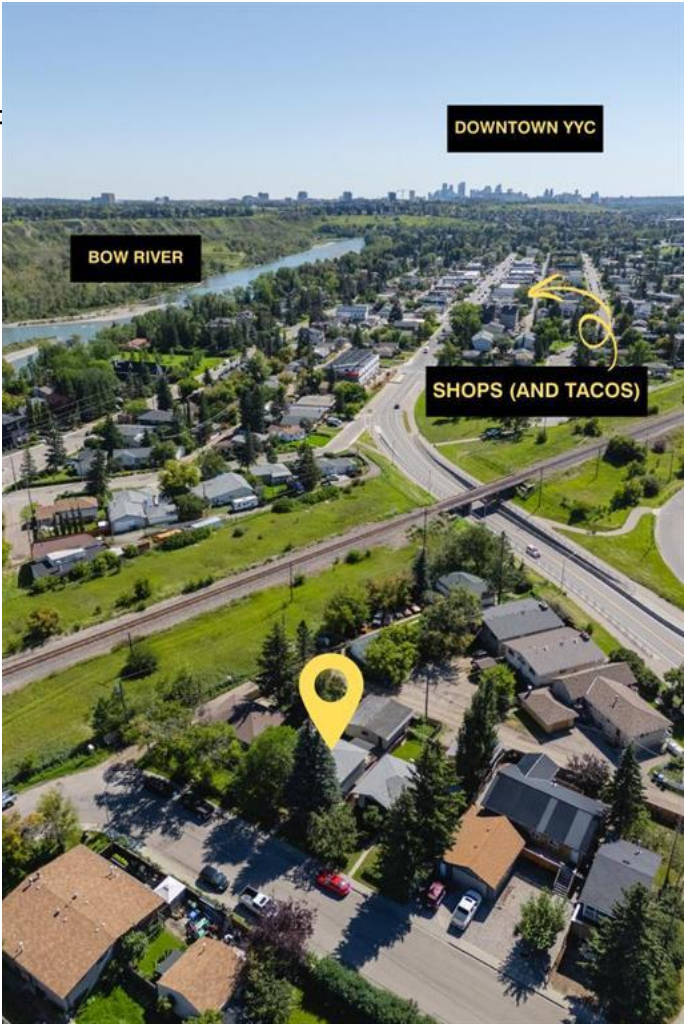
Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Block

Additional Information

Date Listed	August 26th, 2025
Days on Market	3
Zoning	M-C1

Listing Details

Listing Office	CIR Realty
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