

# \$575,000 - 4107 67 Street Nw, Calgary

MLS® #A2203642

## \$575,000

4 Bedroom, 2.00 Bathroom, 932 sqft

Residential on 0.11 Acres

Bowness, Calgary, Alberta

Welcome to this affordable bungalow in the heart of Bowness! This home sits on a 50-foot-wide lot and no neighbour behind, just two blocks from the Bow River. A total of 4 bedrooms (3+1), 2 bathrooms (1+1), a basement suite (illegal) with a separate entrance and laundry – perfect for multi-generational living, rental income potential or future redevelopment (depends on the Municipality or City’s approval). The main floor boasts a bright living room with a large window, filling the space with natural light. Some windows have been replaced over the years, enhancing the home's comfort. The spacious kitchen features maple cabinetry and counter space, and an island, seamlessly connecting to the dining area that looks into the backyard. There is also a private stacked washer-dryer. The primary bedroom provides a comfortable retreat, while the two additional bedrooms are ideal for family, guests or a home office. A 4-pc bathroom completes the main level. The fully developed basement suite (illegal) includes 1 large bedroom with two windows (2014). A renovated kitchen with updated cabinets, counters and flooring, and island (2013), a living area, and a 3-pc bathroom with shower installed in 2014. A private laundry area adds convenience on this level. Outside, the fully fenced backyard features a 10x8 wood garden shed (2013), a metal shed and plenty of space for outdoor enjoyment. Other upgrades: furnace (2012) and roof (2023), upstairs dishwasher (2021)



and more. Situated in a prime location, this home is close to the new Superstore shopping centre, Canada Olympic Park, Bowness Park & the Bow River trail system. Enjoy easy access to public transportation, the Children's Hospital, Foothills Hospital and the University of Calgary. Quick access to downtown, the ring road, or an easy escape to the mountains. Whether you're looking for a family home or an investment property, this is an opportunity you won't want to miss! Book your private showing today!

Built in 1958

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203642    |
| Price          | \$575,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 932         |
| Acres          | 0.11        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4107 67 Street Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 2J2           |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 5           |
| Parking        | Parking Pad |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Storage   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Suite   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other   |
| Lot Description   | Back Lane, Fruit Trees/Shrub(s), Rectangular Lot, Views |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame, Wood Siding                                 |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 32               |
| Zoning         | R-CG             |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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