



\$ 389,900.00

4635 70 STREET NW CALGARY

<https://paulbrinton.com>

Incredible opportunity for the 1st time home buyer, growing family, investor, or empty nester. Endless potential with this raised bungalow located across from a park on a quiet street in Bowness with an R-C2 zoning designation. Close to all amenities including grocery, medical, restaurants, pubs, and transit. Quick and easy...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1158951

Type: Detached

Bedrooms: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-12-01 18:39:14

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 11/05/21

Lot size: 3358 sq ft

Year built: 1992

Parking: See Remarks, Single Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Carpet,Ceramic Tile,Laminate

Exterior Features: Playground,Private Entrance,Private Yard

District: CAL Zone NW

Inclusions: n/a

Lot Features: City Lot,Interior Lot,Landscaped,Street Lighting,Rectangular Lot,See Remarks

Heating Type: Forced Air,Natural Gas

Total Parking: 2

Community Features: Schools Nearby,Playground,Street Lights,Tennis Court(s),Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: Ceiling Fan(s),See Remarks,Separate Entrance

Roof Type: Asphalt Shingle



PROPERTY INFORMATION

Basement: Finished, Full, Separate/Exterior Entry **Levels:** One

Laundry features: In Basement, See Remarks

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher, Garage Control(s), Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings

Subdivision Name: Bowness

Lot Size Acres: 0.08

Zoning: R-C2

List Price Square Foot: \$ 352.02

Photo Count: 28

Unit Exposure: NE

Suite: Suite - Illegal

Frontage Metres: 8.55M 28`1"

Living Area SF: 1136.00

Structure Type: House

Restrictions: None Known

