

# \$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	42
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
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