



**3, 6630 Bowwood Drive NW
Calgary, Alberta**

MLS # A2314748



\$389,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Bowness | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,200 sq.ft. | Age: | 1977 (49 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Paved | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 400 |
| Basement: | Partial | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: n/a

OPEN HOUSE - SATURDAY, JUNE 20 - 11:00 AM - 1:00 PM If you know, you know — and if you don't, you're about to find out why "Bownesians" wouldn't live anywhere else. This stylish, completely move-in ready three-bedroom townhome puts you in the heart of one of Calgary's most loved inner-city communities, and it delivers the space, storage, and lifestyle to match. The THREE generous bedrooms upstairs give you the flexibility your life actually needs, with a spacious primary retreat with walk-in closet, room for the kids or guests, and one currently set up as a perfect home office for remote work or creative space. The updated four-piece bathroom adds a fresh, modern touch throughout the upper level. On the main floor, a huge updated kitchen with trendy cabinetry, stone countertops, and modern backsplash flows into a bright breakfast nook and a spacious dining area. The inviting living room centres around a cozy wood-burning flagstone fireplace, which is something you want on a Calgary winter evening. A convenient powder room completes the level. Then there's the garage. The OVERSIZED 10'4" x 28'10" space is technically listed as a single but functions easily as a tandem for two smaller vehicles; rare, practical, and one of this home's standout features. Add a massive lower-level storage and laundry room with space for bikes, gear, and everything in between, and you'll never run out of room. The big-ticket updates are already done: all windows and sliding patio doors replaced in 2023, garage doors replaced in 2024, furnace updated in 2019. Move in and enjoy because there's genuinely nothing left to do. And the location? One block from Bowness's best restaurants, coffee shops, and local businesses. Two blocks from the Bow River pathways. Minutes to Bowness Park, Shouldice Park, Foothills Medical Centre, the University of Calgary, and

a quick mountain escape when the weekend calls. The Number 1 bus makes downtown a breeze. Pet-friendly with no size restrictions, tucked into a well-run self-managed seven-unit complex, this is the kind of home and value that rarely comes up in Bowness.