

**4004 79 Street NW  
Calgary, Alberta**

**MLS # A2306247**



## \$664,900

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,190 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, See Remarks		

<b>Heating:</b>	Boiler, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Veneer	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** refrigerator x2, electric stove x2, hood fan, light fixtures, bathroom mirrors, shed in backyard

Incredible VALUE for This RAISED bungalow in sought after Bowness with almost 1200SQFT on the MAIN FLOOR. Situated on a 4,908 SQFT R-CG zoned lot with 53 feet of frontage. The main floor is BRIGHT and CHEERY has been newly painted and has new Flooring throughout. The massive living room features a cozy wood burning FIREPLACE. The spacious kitchen has Ample cabinets and counter tops. There are 3 bedrooms including a primary with an ENSUITE bathroom and another full bathroom on the main level. The 2 bedroom basement SUITE ( illegal) has LARGE windows and 2 SEPARATE ENTRANCES allowing for plenty of natural light to flow through. The living room has a second wood burning FIREPLACE. There is also a fenced yard and an OVERSIZED DOUBLE detached GARAGE. Recent upgrades include: Bathrooms, Hot water tank (2024), Boiler (2010) Roof (2010). EXCELLENT LOCATION - only minutes to Bowness Park, the Bow River pathway system and the Bowmont off-leash park, schools and conveniently located near the foothills and children's hospitals and the U of C and a short commute to downtown and quick access west to the mountains. Exceptional VALUE - don't miss out on this great opportunity!