

# \$485,000 - 3527 69 Street Nw, Calgary

MLS® #A2250478

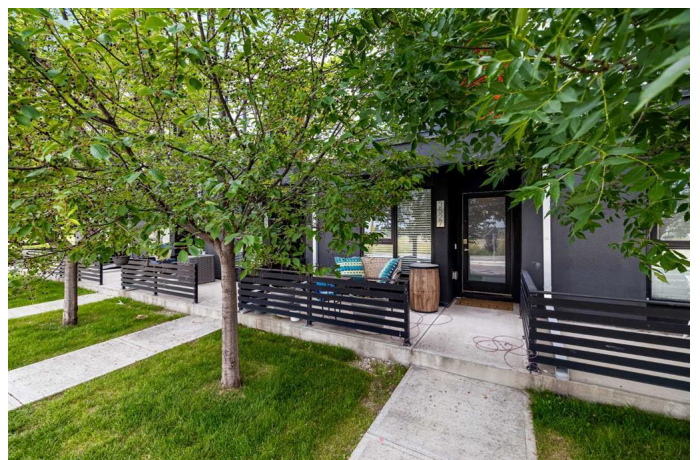
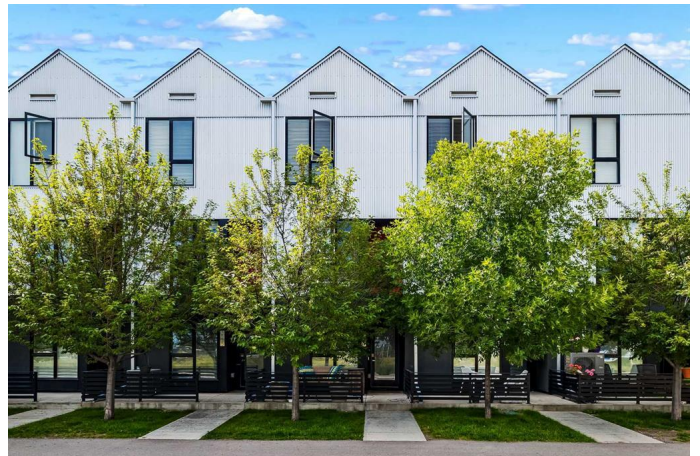
**\$485,000**

2 Bedroom, 3.00 Bathroom, 1,295 sqft

Residential on 0.02 Acres

Bowness, Calgary, Alberta

Welcome to this beautifully designed and well-appointed 2-storey townhouse nestled in the vibrant and growing community of Bowness. Offering the perfect blend of style, comfort, and convenience, this home is ideal for professionals, small families, or anyone seeking low-maintenance urban living with a touch of suburban charm. As you step inside, you are greeted by an open-concept main floor featuring large entrance, a personal flex room and limitless possibilities. Ascending to the main floor youâ€™ll be impressed with open concept. The living area is spacious and inviting, perfect for relaxing or entertaining guests. The modern kitchen boasts sleek cabinetry, stainless steel appliances, a central island with bar seating, ample storage and a convenient breakfast nook add to the functionality of this family friendly layout. A private deck offers quick access to your BBQ or a place to enjoy every sunset. Upstairs, youâ€™ll find two generously sized bedrooms, each with large closets and plenty of room for a king or queen bed. The primary suite includes a private ensuite with contemporary fixtures and a walk-in shower, while the second bedroom is conveniently located nearby and has its own full 4-piece bathroomâ€”perfect for guests or family members. A stackable laundry unit on the upper floor adds convenience to your daily routine. Enjoy a cozy front patio space for enjoying morning coffeeâ€™s or hanging with friends and a single detached garage â€” a



sought-after feature for added storage and parking during Calgary’s winter months. Located in the desirable community of Bowness, you’re just minutes from local amenities including shops, cafes, schools, parks, and the beautiful Bow River pathway system. Quick access to downtown Calgary, the University of Calgary, and major roadways like Stoney Trail and Highway 1 make this a perfectly situated home for commuters and nature lovers alike. Whether you’re a first-time buyer, an investor, or simply looking to downsize without compromising on quality, this stunning townhouse offers everything you need in a location that continues to grow in popularity and value.

Built in 2016

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2250478      |
| Price          | \$485,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,295         |
| Acres          | 0.02          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3527 69 Street NW |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |

|             |         |
|-------------|---------|
| Postal Code | T3B 6E8 |
|-------------|---------|

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                                              |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                 |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Courtyard, Playground  |
| Lot Description   | Level, Rectangular Lot |
| Roof              | Asphalt Shingle        |
| Construction      | Stucco, Vinyl Siding   |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 26                |
| Zoning         | DC                |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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