

# \$519,900 - 3569 69 Street Nw, Calgary

MLS® #A2201727

**\$519,900**

2 Bedroom, 3.00 Bathroom, 1,387 sqft  
Residential on 0.02 Acres

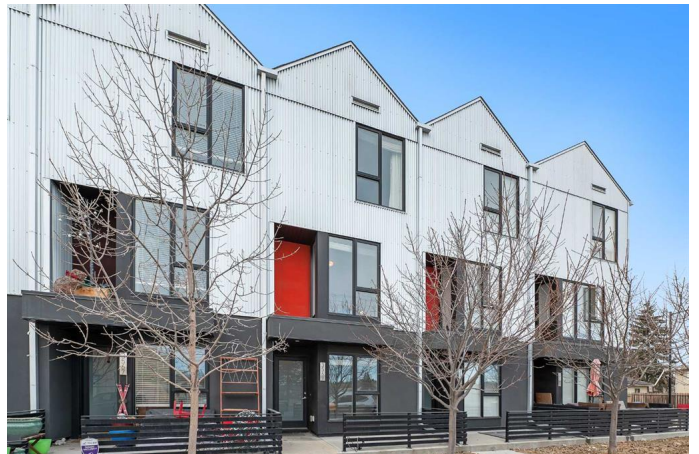
Bowness, Calgary, Alberta

Located in the heart of historic Bowness, this 2 bedroom, 2.5 bath townhome offers nearly 1400 sq ft of developed living space! The main level presents wide plank laminate floors & high ceilings, showcasing the bright living room with floor to ceiling windows, casual dining area & kitchen thatâ€™s tastefully finished with an island/eating bar, plenty of storage/counter space, stainless steel appliances & access to a west facing balcony. The third level hosts 2 bedrooms, one with a 3 piece ensuite, the other with a 4 piece ensuite. Laundry facilities are also conveniently located on the third level. The entry level includes a den/office â€“ perfect for a home office setup & a handy 2 piece powder room. Other notable features include a single attached garage, front patio & playground for the kids. This lovely home is conveniently located close to schools, shopping, picturesque Bowness Park, Winsport & has easy access to 16th Avenue & Bowness Road.

Built in 2016

## Essential Information

MLS® #	A2201727
Price	\$519,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,387
Acres	0.02
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	3569 69 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6E8

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
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Days on Market 1  
Zoning DC

### **Listing Details**

Listing Office RE/MAX First

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