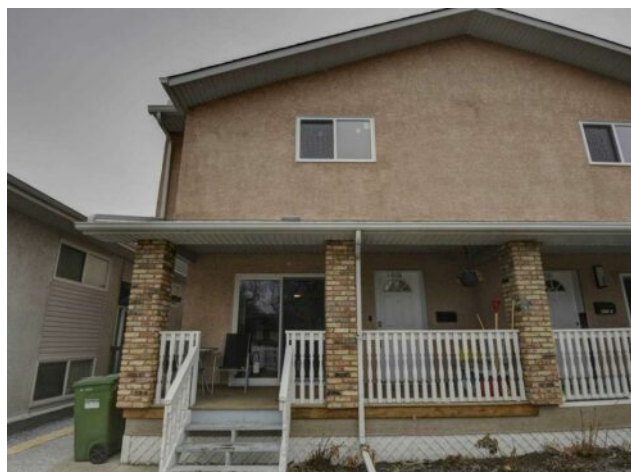


1, 6135 Bowness Road NW  
Calgary, Alberta

MLS # A2207253



**\$399,000**

Division:	Bowness		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,083 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: na

Fabulous first time buyer or investor home. Brand new custom kitchen with upgraded stainless steel appliances. Quartz counter tops. New windows including sliding glass doors to front deck. Developed on 3 levels. Very comfortable living room and dining room combination, Upstairs the Large primary room has the convenience of a 2 piece bathroom. Second bedroom would be perfect for a cost sharing roommate. Developed down with rec room 3 piece bathroom a laundry room and plenty of storage.