

**3924 77 Street NW**  
**Calgary, Alberta**

**MLS # A2238288**



**\$684,900**

|                  |                                                                                |               |                   |
|------------------|--------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bowness                                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                                              |               |                   |
| <b>Style:</b>    | Bungalow                                                                       |               |                   |
| <b>Size:</b>     | 978 sq.ft.                                                                     | <b>Age:</b>   | 1957 (68 yrs old) |
| <b>Beds:</b>     | 2                                                                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | 220 Volt Wiring, Double Garage Detached, Heated Garage, Parking Pad, Workbench |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Landscaped, Private, Rectangular Lot, Treed  |               |                   |

|                    |                                                                                                            |                   |      |
|--------------------|------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, In Floor, Forced Air                                                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Block                                                                                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Vinyl Windows |                   |      |

**Inclusions:** Exterior Speakers on the deck. All items in the home are negotiable.

Welcome to your next home in the heart of Bowness—one of Calgary’s most sought after communities! This beautifully maintained and thoughtfully upgraded bungalow sits on a generous and huge 50x120 R-CG zoned lot. This substantially updated and renovated home offers over 1,900 sqft of developed living space, this move-in ready home is perfect for families, professionals, or anyone seeking comfort, character, and convenience. This fantastic property also offers future development potential as it is sided onto an alley, creating a corner lot and excellent for all builders and investors. The long list of recent updates include: a very functional and stylish, renovated kitchen c/w granite countertops, under cabinet lighting, a garburator and dual electrical circuits. The main floor features real hardwood floors, two spacious bedrooms, and a luxurious full bathroom with a jetted tub and in-floor heating. Enjoy the sleek and modern look of knockdown ceilings on both the main floor and basement and a fresh coat of paint completed on the main floor within the past year. Significant updates include newer vinyl windows throughout, replaced copper wiring, upgraded insulation, a high-efficiency furnace, and the central A/C (installed 3 years ago). The roof was redone 3 years ago, and the garage roof was updated 4 years ago. Step outside to your freestanding backyard deck—ideal for summer BBQs—with built-in outdoor speakers for the ultimate entertaining experience. The oversized, heated garage features a workshop area, built-in benches, and 220V power, making it perfect for hobbyists. Downstairs, the fully developed basement offers a large recreation room, an additional full bathroom, and plenty of space for relaxing or hosting guests. The eavestroughs and gutters were also updated 12–15 years ago, reflecting the pride of ownership in this home.

Excellent inner city location just minutes from the new Superstore, Trinity Hills box stores and the Calgary Farmer's Market. Close to the two hospitals and the University of Calgary, a short commute to downtown and quick access west to the mountains. Don't miss your chance to own this well-kept gem in the vibrant community of Bowness!