

**3, 6630 Bowwood Drive NW**  
**Calgary, Alberta**

**MLS # A2314748**



**\$394,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Paved		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

\*\*\*OPEN HOUSE - SATURDAY, MAY 30 - 12-2 PM\*\*\* Cool, updated, and completely move-in ready, this stylish three-bedroom townhome in the heart of Bowness offers unbeatable value in one of Calgary's most loved inner-city communities. Tucked into a well-run, self-managed seven-unit complex, this pet-friendly home welcomes your entire fur family with no size restrictions and delivers an incredible lifestyle just steps from the Bow River and pathway system. The main floor is designed for both everyday living and entertaining with a huge updated kitchen featuring trendy cabinetry, stone countertops, modern backsplash, and a bright breakfast nook for your morning coffee. A spacious dining area flows into the inviting living room where a cozy wood-burning flagstone fireplace creates the perfect vibe for Calgary winters. A convenient powder room completes the level. Upstairs, you'll find three generous bedrooms including a spacious primary retreat with walk-in closet. One of the bedrooms is currently set up as the perfect home office for remote work or creative space. The updated four-piece bathroom adds a fresh, modern touch. The lower entry level offers a massive mechanical/storage/laundry room combo with all the space you could possibly need for bikes, gear, seasonal storage, and more. The oversized "x 28'x10' garage is currently considered a single but could easily function as a tandem for two smaller vehicles. The big-ticket updates are already done for you: all windows and sliding patio doors replaced in 2023, garage doors replaced in 2024, and furnace updated in 2019. There is literally nothing left to do but move in and enjoy. Location-wise, it doesn't get much better. You're just one block from some of the best restaurants, coffee shops, and local businesses in Bowness and only

two blocks from the Bow River pathways. Bowness Park, Shouldice Park, and the local library are all nearby. Outdoor enthusiasts will love how quickly you can escape the city for the mountains, while commuters will appreciate being just minutes to the Foothills Medical Centre, the University of Calgary, and easy access to downtown via the convenient Number 1 bus. What truly sets this home apart is the community itself. Bowness is known for its proud, vibrant, small-town feel where neighbours know each other, local businesses are genuinely supported, and community spirit runs deep. The people who call Bowness home proudly refer to themselves as "Bownesians" and once you experience the lifestyle, it's easy to understand why. Stylish, functional, updated, and exceptionally well located, this is the kind of home and value that rarely comes along in Bowness.