

202, 6148 Bowness Road NW
Calgary, Alberta

MLS # A2186485



\$298,000

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	818 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan		

Inclusions: None

Welcome Home! You will enjoy an amazing lifestyle in this well designed condo which has been very well maintained. There is lots of natural light flowing into the condo making it bright. Relax in your two large bedrooms and two full bathrooms. The large primary bedroom has an ensuite and spacious walk-in closet. This open concept condo features a highly functional kitchen with plenty of cabinets. The living area is perfectly set up for entertaining with the potential for office space. A corner natural gas fireplace with a mantle is well situated for art and photos. This premium corner condo location also has a large private balcony with a natural gas hookup for a BBQ. From both the inside of your condo and the balcony you can soak in the amazing views of Canada Olympic Park. This condo has been thoughtfully taken care of with recent upgrades including new paint, a Nest thermostat and luxury vinyl plank flooring. Completing laundry is convenient with your washer and dryer located within the condo. Additionally, this building features a private indoor parkade which is heated and has an assigned stall and storage locker along with bike storage. Recent building upgrades include the exterior building stucco along with decks painted in 2024 and hallway paint and carpets in 2021. The Bowness Manor complex is well managed by the owners thereby resulting in lower condo fees. Every condo manages their own heat and water consumption. A convenient location which is great for an active lifestyle being close to parks, shops (unique and local), Shouldice Aquatic Centre, Bowness Park, and a farmers market. Well situated with a short 15 minute drive to downtown, Superstore, the University of Calgary and the Calgary Zoo. Call today to view your next home.