# \$795,000 - 3904 76 Street Nw, Calgary

MLS® #A2231968

## \$795,000

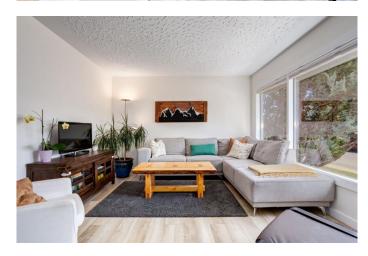
5 Bedroom, 2.00 Bathroom, 1,106 sqft Residential on 0.14 Acres

Bowness, Calgary, Alberta

Amazing location, next to Mackintosh Park, in the heart of Bowness. Situated on a corner lot with a good sized yard and a gate leading directly to the park! The south facing yard has a couple of raised beds and has raspberries and rhubarb planted along the fence. The front door brings you into the Living Room which flows seamlessly into the Dining area and spacious kitchen. You will love the tiled backsplash which goes all the way to the ceiling together with the open shelving for a modern look. The main floor includes three well sized bedrooms. The primary bedroom is flooded with natural light thanks to the abundance of windows. The third bedroom on this floor is off the kitchen - it can be another bedroom, guest room or office. The basement is home to a recently renovated legal suite offering a separate entrance with two bedrooms, kitchen, living area with gas fire and bathroom. There is a separate utility room complete with washer and dryer. Heated, large double garage and space for RV parking complete this lovely home. Come and see for yourself if this house could be the backdrop for your next move!







Built in 1957

#### **Essential Information**

MLS® # A2231968 Price \$795,000 Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,106

Acres 0.14

Year Built 1957

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 3904 76 Street Nw

Subdivision Bowness

City Calgary

County Calgary

Province Alberta

Postal Code T3B 2N2

## **Amenities**

Parking Spaces 5

Parking Double Garage Detached, RV Access/Parking

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Built-In Oven, Dishwasher, Electric Cooktop, Electric Range,

Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Garden, Private Entrance

Lot Description Back Yard, Backs on to Park/Green Space, Corner Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed June 19th, 2025

Days on Market 1

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.