

# \$699,900 - 3924 77 Street Nw, Calgary

MLS® #A2238288

**\$699,900**

2 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.13 Acres

Bowness, Calgary, Alberta

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!

Built in 1957

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238288    |
| Price          | \$699,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 978         |
| Acres          | 0.13        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3924 77 Street Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |

Postal Code T3B 2N5

### Amenities

Parking Spaces 4

Parking 220 Volt Wiring, Double Garage Detached, Heated Garage, Parking Pad, Workshop in Garage

# of Garages 2

### Interior

Interior Features Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Vinyl Windows, Jetted Tub

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating High Efficiency, In Floor, Forced Air

Cooling Central Air

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Fire Pit, Storage

Lot Description Back Lane, Back Yard, Corner Lot, Landscaped, Private, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Block

### Additional Information

Date Listed July 14th, 2025

Days on Market 19

Zoning R-CG

### Listing Details

Listing Office RE/MAX House of Real Estate

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