

Attached

#3 6630 BOWWOOD DR NW

Sold

List Price: \$219,900



Attached

Area: Calgary
Community: Bowness 478
Type: Row
Style: 2 Storey
Legal Plan: 7910536
Unit: 3
Linc #: 0016956864

Blk: Lot:

Sold Price: \$216,000
MLS#: C3438445
Postal Code: T3B 2G9
Zone: Zone NW
Year Built: 1977
Condo Type: Conventional
Unit Factor: 1429

Title to Land: Fee Simple
Ownership: Private
Exclusion: No
Restrictions: None Known
Warranty: None

SRR: No Disc: Conform:

Member Only Remarks: Please show units 3 & 5 Ready to Show Anytime, all units have identical layout and finishing. Lockbox located on unit #5, call Mindy Bennett for Showings 403-249-4322 (Please leave # to text) For Offers call Chris Zaharko 403-249-4322 Call Chris regarding condo fees and current condo management status. One owner for the last 30 years who has maintained the properties independently

Enjoy 1,200 sq ft of living space in this newly renovated and upgraded 3 bedroom unit. The main level features a great wood burning fireplace, laminate floors, fully renovated kitchen with new appliances and half bath. The living room and dining room provide direct access to the balcony. The upper level accommodates 3 decent sized bedrooms and a full bath. Enjoy the conveyance of the attached drive under garage on the lower level and vacu-flo throughout. Close to all amenities, shopping, schools and transit. Easy access to Bowness Road. Minutes to Edworthy Park and Downtown.

Rooms

Table with columns for room types (1 Pc to 6 Pc), Level, Mtr2, SqFt, and Finish Lvl. Rows include Baths, EnSt Bth, Bd Abv, Rms Abv, Room Type, Bedroom, Dining Rm, and Living Rm.

Property Information

Heating: Forced Air-1
Heating Fuel: Natural Gas
Construction: Wood Frame
Exterior: Wood
Features: Balcony
Site Influences: Playground Nearby, Schools, Shopping Nearby
Amenities: Visitor Parking, Playground, Storage-In-Suite
Goods Included: Dishwasher-Built-In, Garage Opener-1 Control, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems
Flooring: Carpet, Laminate Flooring, Linoleum
Parking: 1/Single Garage Attached
Road Access:
Front Exposure: South
Garage: Yes
HOA: No
Roof Type: Asphalt Shingles
Heat Fuel Desc:
Foundation: Concrete
Basement: None -
Suite:
Frntg X Depth:
Lot Sq M: 1,719.00
Land Use: R-C2
Tax Amt/Yr: \$1,269/2010
Garage Dim:
Floor #:

Condo Information

Condo Name: Z-name Not Listed
Condo Fee: \$200
Prk Plan Type: Attached Garage
Storage Type: In Unit
Reg Size - SF: 1,800
Reg Size Inc: Attached Garage, Below Grade Area, Interior Above Grade, Wall Thickness
Unit Exposure: N, S
Mgmt Co/Phone: Self Managed by Current Owner
Fee Included: Insurance, Landscape and Snow Removal, Reserve Fund Contributions
Condo Type: Conventional
Payment Sched: Monthly
Prk Stall #:
Locker #:
Reg Size - Mtr: 167.230
Elevator:
Balcony/Terrace: Yes
Total Units: 7

Agent & Office Information

Seller:
Appt: Call Lister
List REALTOR@: Chris Zaharko
Appt Nm: Mindy Bennett
Phone: (403) 874-0424
Fax Offer: 403-592-7704
List Date: 07/22/2010
Agent Fax: (403) 252-2653
Expiry Date: 07/15/2011
List Firm: ROYAL LEPAGE FOOHILLS (C157300)
Possession: /immediate
Comm: 3.5% 100K / 1.5% BAL SP
Occup: Vacant

Selling Information

Pending Date: 04/14/2011
Sold Date: 04/15/2011
Entered: CZAHARCH
Sold Term:
Sold Price: \$216,000
Sell Firm: RE/MAX REALTY PROFESSIONALS (C093700)
Sell REALTOR@: Brad Seutter (CSEUTTBR)
Adjustment Date: 07/06/2011

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Attached

#5 6630 BOWWOOD DR NW

Sold

List Price: \$224,900

Sold Price: \$218,000

MLS®#: C3438450

Postal Code: T3B 2G9

Zone: Zone NW

Year Built: 1977

Condo Type: Conventional

Unit Factor: 1428



Attached

Area: Calgary

Community: Bowness 478

Type: Row

Style: 2 Storey

Legal Plan: 7910536

Unit: 5

Linc #: 0016956849

Blk: Lot:

Title to Land: Fee Simple

Ownership: Private

Exclusion: No

SRR: No Disc: Conform:

Restrictions: None Known

Warranty: None

Member Only Remarks: Please show units 3 & 5 Ready to Show Anytime, all units have identical layout and finishing. Lockbox located on unit #5, call Mindy Bennett for Showings 403-249-4322 (Please leave # to text) For Offers call Chris Zaharko 403-249-4322 Call Chris regarding condo fees and current condo management status. One owner for the last 30 years who has maintained the properties independently.

Great Investment Opportunity! Perfect for the Investor, this is only 1 of 7 units available. Own the whole complex! Enjoy 1,200 sq ft of living space in this newly renovated and upgraded 3 bedroom unit. The main level features a great wood burning fireplace, laminate floors, fully renovated kitchen with new appliances and half bath. The living room and dining room provide direct access to the balcony. The upper level accommodates 3 decent sized bedrooms and a full bath. Enjoy the conveyance of the attached drive under garage on the lower level and vacu-flo throughout. Close to all amenities, shopping, schools and transit. Easy access to Bowness Road. Minutes to Edworthy Park and Downtown.

Rooms

	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	Finish Lvl: 2
Baths:	0	1	0	1	0	0	Main:	55.74	600	
EnSt Bth:		0	0	0	0	0	Upper:	55.74	600	
Bd Abv:	3	Beds: 3					Total A.G.	111.48	1,200	
Rms Abv:	6	F/B Bth: 1/1								
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>				<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>
Bedroom	3 x 2.9	9'10"X9'6"	Upper				Bedroom	3.6 x 3.6	11'9"X11'9"	Upper
Dining Rm	2.9 x 2.9	9'6"X9'6"	Main				Kitchen	5.9 x 2.8	19'4"X9'2"	Main
Living Rm	3.8 x 3.1	12'5"X10'2"	Main				Mstr Bed	3.5 x 3.4	11'5"X11'1"	Upper

Property Information

Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Exterior:	Wood	Basement:	None -
Features:	Balcony	Suite:	
Site Influences:	Playground Nearby, Schools, Shopping Nearby		
Amenities:	Visitor Parking, Playground, Storage-In-Suite		
Goods Included:	Dishwasher-Built-In, Garage Opener-1 Control, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems		
Flooring:	Carpet, Laminate Flooring, Linoleum	Frntg X Depth:	
Parking:	1/Single Garage Attached	Lot Sq M:	1,719.00
Road Access:		Land Use:	R-C2
Front Exposure:	North	Tax Amt/Yr:	\$1,304/2010
Garage:	Yes	Garage Dim:	
HOA:	No	Floor #:	

Condo Information

Condo Name:	Z-name Not Listed	Condo Type:	Conventional
Condo Fee:	\$200	Payment Sched:	Monthly
Prk Plan Type:	Attached Garage	Prk Stall #:	
Storage Type:	In Unit	Locker #:	
Reg Size - SF:	1,800	Reg Size - Mtr:	167.230
Reg Size Inc:	Attached Garage, Below Grade Area, Interior Above Grade, Wall Thickness	Elevator:	
Unit Exposure:	N, S		
Mgmt Co/Phone:	Self Managed by Current Owner		
Fee Included:	Insurance, Landscape and Snow Removal, Reserve Fund Contributions		

Agent & Office Information

Seller:		Appt Nm:	Mindy Bennett
Appt:	Call Lister	Phone:	(403) 874-0424
List REALTOR®:	Chris Zaharko chris@zaharko.com	Appt Phone:	403-249-4322
List Firm:	ROYAL LEPAGE Foothills (C157300)	Fax Offer:	403-592-7704
Possession:	/immediate	Phone:	403-249-4322
Comm:	3.5% 100K / 1.5% BAL SP	DOM:	258
		Occup:	Vacant
		List Date:	07/22/2010
		Agent Fax:	(403) 252-2653
		Expiry Date:	07/15/2011

Selling Information

Pending Date:	04/11/2011	Sold Date:	04/06/2011	Entered:	CZAHARCH
Sold Term:		Sold Price:	\$218,000	Sell Firm:	RE/MAX REAL ESTATE (CENTRAL) (C092901)
Sell REALTOR®:	Zully Merali (CMERALZU)				
Adjustment Date:	04/26/2011				

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Attached

#2 6630 BOWWOOD DR NW

Sold

List Price: \$219,900

Sold Price: \$218,500

MLS®#: C3438442

Postal Code: T3B 2G9

Zone: Zone NW

Year Built: 1977

Condo Type: Conventional

Unit Factor: 1428



Attached

Area: Calgary

Community: Bowness 478

Type: Row

Style: 2 Storey

Legal Plan: 7910536

Unit: 2

Linc #: 0016956872

Blk: Lot:

Title to Land: Fee Simple

Ownership: Private

Exclusion: No

SRR: No Disc: Conform:

Restrictions: None Known

Warranty: None

Member Only Remarks: All units have identical layout and finishing. Lockbox located on unit #3, call Mindy Bennett for Showings 403-249-4322

Enjoy 1,200 sq ft of living space in this newly renovated and upgraded 3 bedroom unit. The main level features a great wood burning fireplace, laminate floors, fully renovated kitchen with new appliances and half bath. The living room and dining room provide direct access to the balcony. The upper level accommodates 3 decent sized bedrooms and a full bath. Enjoy the conveyance of the attached drive under garage on the lower level and vacu-flo throughout. Close to all amenities, shopping, schools and transit. Easy access to Bowness Road. Minutes to Edworthy Park and Downtown.

Rooms

	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	
Baths:	0	1	0	1	0	0	Main:	55.74	600	Finish Lvl: 2
EnSt Bth:		0	0	0	0	0	Upper:	55.74	600	
Bd Abv:	3		3				Total A.G.	111.48	1,200	
Rms Abv:	6		F/B Bth:	1/1						
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>				<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>
Bedroom	2.6 x 2.6	8'6"X8'6"	Upper				Bedroom	3 x 2.9	9'10"X9'6"	Upper
Dining Rm	2.9 x 2.9	9'6"X9'6"	Main				Kitchen	5.9 x 2.8	19'4"X9'2"	Main
Living Rm	3.8 x 3.1	12'5"X10'2"	Main				Mstr Bed	3.5 x 3.4	11'5"X11'1"	Upper

Property Information

Fin FP/Rgh-In:	1	FP Fuel:	Wood Only
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Exterior:	Wood	Basement:	None -
Features:	Balcony	Suite:	
Site Influences:	Playground Nearby, Schools, Shopping Nearby		
Amenities:	Visitor Parking, Playground, Storage-In-Suite		
Goods Included:	Dishwasher-Built-In, Garage Opener-1 Control, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems		
Flooring:	Carpet, Laminate Flooring, Linoleum	Frntg X Depth:	
Parking:	1/Single Garage Attached	Lot Sq M:	1,719.00
Road Access:		Land Use:	R-C2
Front Exposure:	South	Tax Amt/Yr:	\$1,269/2010
Garage:	Yes	Garage Dim:	
HOA:	No	Floor #:	

Condo Information

Condo Name:	Z-name Not Listed	Condo Type:	Conventional
Condo Fee:	\$200	Payment Sched:	Monthly
Prk Plan Type:	Attached Garage	Prk Stall #:	
Storage Type:	In Unit	Locker #:	
Reg Size - SF:	1,800	Reg Size - Mtr:	167.230
Reg Size Inc:	Attached Garage, Below Grade Area, Interior Above Grade, Wall Thickness	Elevator:	
Unit Exposure:	N, S		
Mgmt Co/Phone:	Self Managed by Current Owner		
Fee Included:	Insurance, Landscape and Snow Removal, Reserve Fund Contributions	Balcony/Terrace:	Yes
		Total Units:	7

Agent & Office Information

Seller:		Appt Nm:	Mindy Bennett
Appt:	Call Lister	Phone:	(403) 874-0424
List REALTOR@:	Chris Zaharko chris@zaharko.com	Appt Phone:	403-249-4322
		Fax Offer:	403-592-7704
List Firm:	ROYAL LEPAGE FOOTHILLS (C157300)	List Date:	07/22/2010
Possession:	/Immediate	Phone:	403-249-4322
Comm:	3.5% 100K / 1.5% BAL SP	Agent Fax:	(403) 252-2653
		DOM:	306
		Occup:	Tenant
		Expiry Date:	07/15/2011

Selling Information

Pending Date:	05/21/2011	Sold Date:	05/24/2011	Entered:	CZAHARCH
Sold Term:		Sold Price:	\$218,500		
Sell REALTOR@:	Rui Torneiro (CTORNERU)	Sell Firm:	REALTY EXECUTIVES APEX (C089000)		
Adjustment Date:	07/29/2011				

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Attached

#6 6630 BOWWOOD DR NW

Sold

List Price: \$224,900

Sold Price: \$220,000

MLS®#: C3438453

Postal Code: T3B 2G9

Zone: Zone NW

Year Built: 1977

Condo Type: Conventional

Unit Factor: 1428



Attached

Area: Calgary

Community: Bowness 478

Type: Row

Style: 2 Storey

Legal Plan: 7910536

Unit: 6

Linc #: 0016956831

Blk: Lot:

Title to Land: Fee Simple

Ownership: Private

Exclusion: No

SRR: No Disc: Conform:

Restrictions: None Known

Warranty: None

Member Only Remarks: Please show units 6 & 5 Ready to Show Anytime, all units have identical layout and finishing. Lockbox located on unit #5, call Mindy Bennett for Showings 403-249-4322 (Please leave # to text) For Offers call Chris Zaharko 403-249-4322 Call Chris regarding condo fees and current condo management status. One owner for the last 30 years who has maintained the properties independently.

Great Investment Opportunity! Perfect for the Investor, this is only 1 of 7 units available. Own the whole complex! Enjoy 1,200 sq ft of living space in this newly renovated and upgraded 3 bedroom unit. The main level features a great wood burning fireplace, laminate floors, fully renovated kitchen with new appliances and half bath. The living room and dining room provide direct access to the balcony. The upper level accommodates 3 decent sized bedrooms and a full bath. Enjoy the conveyance of the attached drive under garage on the lower level and vacu-flo throughout. Close to all amenities, shopping, schools and transit. Easy access to Bowness Road. Minutes to Edworthy Park and Downtown.

Rooms

	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	
Baths:	0	1	0	1	0	0	Main:	55.74	600	Finish Lvl: 2
EnSt Bth:	0	0	0	0	0	0	Upper:	55.74	600	
Bd Abv:	3		3				Total A.G.	111.48	1,200	
Rms Abv:	6		F/B Bth:	1/1						
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>				<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>
Bedroom	2.6 x 2.6	8'6"X8'6"	Upper				Bedroom	3 x 2.9	9'10"X9'6"	Upper
Dining Rm	2.9 x 2.9	9'6"X9'6"	Main				Kitchen	5.9 x 2.8	19'4"X9'2"	Main
Living Rm	3.8 x 3.1	12'5"X10'2"	Main				Mstr Bed	3.5 x 3.4	11'5"X11'1"	Upper

Property Information

Fin FP/Rgh-In:	1	FP Fuel:	Wood Only
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Exterior:	Wood	Basement:	None -
Features:	Balcony	Suite:	
Site Influences:	Playground Nearby, Schools, Shopping Nearby		
Amenities:	Visitor Parking, Playground, Storage-In-Suite		
Goods Included:	Dishwasher-Built-In, Garage Opener-1 Control, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems		
Flooring:	Carpet, Laminate Flooring, Linoleum	Frntg X Depth:	
Parking:	1/Single Garage Attached	Lot Sq M:	1,719.00
Road Access:		Land Use:	R-C2
Front Exposure:	North	Tax Amt/Yr:	\$1,292/2010
Garage:	Yes	Garage Dim:	
HOA:	No	Floor #:	

Condo Information

Condo Name:	Z-name Not Listed	Condo Type:	Conventional
Condo Fee:	\$294	Payment Sched:	Monthly
Prk Plan Type:	Attached Garage	Prk Stall #:	
Storage Type:	In Unit	Locker #:	
Reg Size - SF:	1,800	Reg Size - Mtr:	167.230
Reg Size Inc:	Attached Garage, Below Grade Area, Interior Above Grade, Wall Thickness	Elevator:	
Unit Exposure:	N, S		
Mgmt Co/Phone:	Self Managed by Current Owner		
Fee Included:	Insurance, Landscape and Snow Removal, Reserve Fund Contributions		

Agent & Office Information

Seller:		Appt Nm:	Mindy Bennett
Appt:	Call Lister	Phone:	(403) 874-0424
List REALTOR@:	Chris Zaharko chris@zaharko.com	Appt Phone:	403-249-4322
List Firm:	ROYAL LEPAGE Foothills (C157300)	Fax Offer:	403-592-7704
Possession:	/immediate	Phone:	403-249-4322
Comm:	3.5% 100K / 1.5% BAL SP	DOM:	183
		Occup:	Vacant
		List Date:	07/22/2010
		Agent Fax:	(403) 252-2653
		Expiry Date:	07/15/2011

Selling Information

Pending Date:	01/21/2011	Sold Date:	01/21/2011	Entered:	CZAHARCH
Sold Term:		Sold Price:	\$220,000	Sell Firm:	RE/MAX HOUSE OF REAL ESTATE (C093100)
Sell REALTOR@:	Cam Sterns (CSTERNCA)				
Adjustment Date:	02/25/2011				

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Attached

#4 6630 BOWWOOD DR NW

Sold

List Price: \$219,900

Sold Price: \$221,000

MLS®#: C3438447

Postal Code: T3B 2G9

Zone: Zone NW

Year Built: 1977

Condo Type: Conventional

Unit Factor: 1429



Attached

Area: Calgary

Community: Bowness 478

Type: Row

Style: 2 Storey

Legal Plan: 7910536

Unit: 4

Linc #: [0016956857](#)

Blk: Lot:

Title to Land: Fee Simple

Ownership: Private

Exclusion: No

SRR: No Disc: Conform:

Restrictions: None Known

Warranty: None

Member Only Remarks: Please show units 3 & 5 Ready to Show Anytime, all units have identical layout and finishing. Lockbox located on unit #5, call Mindy Bennett for Showings 403-249-4322 (Please leave # to text) For Offers call Chris Zaharko 403-249-4322 Call Chris regarding condo fees and current condo management status. One owner for the last 30 years who has maintained the properties independently

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Rooms

	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	
Baths:	0	1	0	1	0	0	Main:	55.74	600	Finish Lvl: 2
EnSt Bth:	0	0	0	0	0	0	Upper:	55.74	600	
Bd Abv:	3	Beds: 3					Total A.G.	111.49	1,200	
Rms Abv:	6	F/B Bth: 1/1								
Room Type	Dimensions/M	Dimensions/Ft	Level	Room Type	Dimensions/M	Dimensions/Ft	Level			
Bedroom	3 x 2.9	9'10"X9'6"	Upper	Bedroom	2.6 x 2.6	8'6"X8'6"	Upper			
Dining Rm	2.9 x 2.9	9'6"X9'6"	Main	Kitchen	5.9 x 2.8	19'4"X9'2"	Main			
Living Rm	3.8 x 3.1	12'5"X10'2"	Main	Mstr Bed	3.5 x 3.4	11'5"X11'1"	Upper			


Property Information

Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Exterior:	Wood	Basement:	None -
Features:	Balcony	Suite:	
Site Influences:	Playground Nearby, Schools, Shopping Nearby	Frntg X Depth:	
Amenities:	Visitor Parking, Playground, Storage-In-Suite	Lot Sq M:	1,719.00
Goods Included:	Dishwasher-Built-In, Garage Opener-1 Control, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems	Land Use:	R-C2
Flooring:	Carpet, Laminate Flooring, Linoleum	Tax Amt/Yr:	\$1,278/2010
Parking:	1/Single Garage Attached	LI:	
Road Access:		Garage Dim:	
Front Exposure:	South	Floor #:	
End Unit Y/N:	Yes		
Garage:	Yes		
HOA:	No		

Condo Information

Condo Name:	Z-name Not Listed	Condo Type:	Conventional
Condo Fee:	\$200	Payment Sched:	Monthly
Prk Plan Type:	Attached Garage	Prk Stall #:	
Storage Type:	In Unit	Locker #:	
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Reg Size Inc:	Attached Garage, Below Grade Area, Interior Above Grade, Wall Thickness	Elevator:	
Unit Exposure:	N, S	Balcony/Terrace:	Yes
Mgmt Co/Phone:	Self Managed by Current Owner	Total Units:	7
Fee Included:	Insurance, Landscape and Snow Removal, Reserve Fund Contributions		

Agent & Office Information

Seller:		Appt Nm:	Mindy Bennett
Appt:	Call Lister	Phone:	(403) 874-0424
List REALTOR®:	Chris Zaharko  chris@zaharko.com	Appt Phone:	403-249-4322
List Firm:	ROYAL LEPAGE FOOTHILLS (C157300)	Fax Offer:	403-592-7704
Possession:	/IMMEDIATE	Phone:	403-249-4322
Comm:	3.5% 100K / 1.5% BAL SP	DOM:	291
		Occup:	Tenant
		List Date:	07/22/2010
		Agent Fax:	(403) 252-2653
		Expiry Date:	07/15/2011

Selling Information

Pending Date:	05/06/2011	Sold Date:	05/09/2011	Entered:	CZAHARCH
Sold Term:		Sold Price:	\$221,000	Sell Firm:	CJR REALTY (C030605)
Sell REALTOR®:	Jeremy Campbell (CCAMPBJE1)				
Adjustment Date:	06/30/2011				

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Attached

#7 6630 BOWWOOD DR NW

Sold

List Price: \$224,900

Sold Price: \$224,000

MLS®#: C3438455

Postal Code: T3B 2G9

Zone: Zone NW

Year Built: 1977

Condo Type: Conventional

Unit Factor: 1429



Attached

Area: Calgary

Community: Bowness 478

Type: Row

Style: 2 Storey

Legal Plan: 7910536

Unit: 7

Linc #: 0016953127

Blk: Lot:

Title to Land: Fee Simple

Ownership: Private

Exclusion: No

SRR: No Disc: Conform:

Restrictions: None Known

Warranty: None

Member Only Remarks: Please show units 3 & 5 Ready to Show Anytime, all units have identical layout and finishing. Lockbox located on unit #5, call Mindy Bennett for Showings 403-249-4322 (Please leave # to text) For Offers call Chris Zaharko 403-249-4322 Call Chris regarding condo fees and current condo management status. One owner for the last 30 years who has maintained the properties independently.

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Rooms

	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	
Baths:	0	1	0	1	0	0	Main:	55.74	600	Finish Lvl: 2
EnSt Bth:	0	0	0	0	0	0	Upper:	55.74	600	
Bd Abv:	3	Beds: 3					Total A.G.	111.48	1,200	
Rms Abv:	6	F/B Bth: 1/1								
Room Type	Dimensions/M	Dimensions/Ft	Level	Room Type	Dimensions/M	Dimensions/Ft	Level			
Bedroom	3 x 2.9	9'10"X9'6"	Upper	Bedroom	2.6 x 2.6	8'6"X8'6"	Upper			
Dining Rm	2.9 x 2.9	9'6"X9'6"	Main	Kitchen	5.9 x 2.8	19'4"X9'2"	Main			
Living Rm	3.8 x 3.1	12'5"X10'2"	Main	Mstr Bed	3.5 x 3.4	11'5"X11'1"	Upper			

Property Information

Fin FP/Rgh-In:	1	FP Fuel:	Wood Only
Heating:	Forced Air-1	Roof Type:	Asphalt Shingles
Heating Fuel:	Natural Gas	Heat Fuel Desc:	
Construction:	Wood Frame	Foundation:	Concrete
Exterior:	Wood	Basement:	None -
Features:	Balcony	Suite:	
Site Influences:	Playground Nearby, Schools, Shopping Nearby		
Amenities:	Visitor Parking, Playground, Storage-In-Suite		
Goods Included:	Dishwasher-Built-In, Garage Opener-1 Control, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems		
Flooring:	Carpet, Laminate Flooring, Linoleum	Frntg X Depth:	
Parking:	1/Single Garage Attached	Lot Sq M:	1,719.00
Road Access:		Land Use:	R-C2
Front Exposure:	North	Tax Amt/Yr:	\$1,304/2010
End Unit Y/N:	Yes	LI:	
Garage:	Yes	Garage Dim:	
HOA:	No	Floor #:	

Condo Information

Condo Name:	Z-name Not Listed	Condo Type:	Conventional
Condo Fee:	\$200	Payment Sched:	Monthly
Prk Plan Type:	Attached Garage	Prk Stall #:	
Storage Type:	In Unit	Locker #:	
Reg Size - SF:	1,800	Reg Size - Mtr:	167.230
Reg Size Inc:	Attached Garage, Below Grade Area, Interior Above Grade, Wall Thickness	Elevator:	
Unit Exposure:	N, S		
Mgmt Co/Phone:	Self Managed by Current Owner		
Fee Included:	Insurance, Landscape and Snow Removal, Reserve Fund Contributions		
		Balcony/Terrace:	Yes
		Total Units:	7

Agent & Office Information

Seller:		Appt Nm:	Mindy Bennett
Appt:	Call Lister	Phone:	(403) 874-0424
List REALTOR®:	Chris Zaharko chris@zaharko.com	Appt Phone:	403-249-4322
		Fax Offer:	403-592-7704
List Firm:	ROYAL LEPAGE FOOTHILLS (C157300)	Phone:	403-249-4322
Possession:	/immediate	DOM:	277
Comm:	3.5% 100K / 1.5% BAL SP	Occup:	Tenant
		List Date:	07/22/2010
		Agent Fax:	(403) 252-2653
		Expiry Date:	07/15/2011

Selling Information

Pending Date:	04/27/2011	Sold Date:	04/25/2011	Entered:	CZAHARCH
Sold Term:		Sold Price:	\$224,000	Sell Firm:	SUTTON GROUP-CANWEST (VISTA) (C160400)
Sell REALTOR®:	Leslie Kiss (CKISSLE)				
Adjustment Date:	05/13/2011				

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Attached

#1 6630 BOWWOOD DR NW

Sold

List Price: \$219,900

Sold Price: \$224,050

MLS®#: C3438439

Postal Code: T3B 2G9

Zone: Zone NW

Year Built: 1977

Condo Type: Conventional

Unit Factor: 1429



Attached

Area: Calgary

Community: Bowness 478

Type: Row

Style: 2 Storey

Legal Plan: 7910536

Unit: 1

Linc #: 0016295207

Blk: Lot:

Title to Land: Fee Simple

Ownership: Private

Exclusion: No

SRR: No Disc: Conform:

Restrictions: None Known

Warranty: None

Member Only Remarks: Please show units 3 & 5 Ready to Show Anytime, all units have identical layout and finishing. Lockbox located on unit #5, call Mindy Bennett for Showings 403-249-4322 (Please leave # to text) For Offers call Chris Zaharko 403-249-4322 Call Chris regarding condo fees and current condo management status. One owner for the last 30 years who has maintained the properties independently.

Great Investment Opportunity! Perfect for the Investor, this is only 1 of 7 units available. Own the whole complex! Enjoy 1,200 sq ft of living space in this newly renovated and upgraded 3 bedroom unit. The main level features a great wood burning fireplace, laminate floors, fully renovated kitchen with new appliances and a half bath. The living room and dining room provide direct access to the balcony. The upper level accommodates 3 decent sized bedrooms and a full bath. Enjoy the conveyance of the attached drive under garage on the lower level and vacu-flo throughout. Close to all amenities, shopping, schools and transit. Easy access to Bowness Road. Minutes to Edworthy Park and Downtown.

Rooms

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Bd Abv:	3		3				Upper:	111.48	1,200	
Rms Abv:	6		1/1				Total A.G.			
			F/B Bth:							
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>				<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>
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Parking:	1/Single Garage Attached	Lot Sq M:	1,719.00
Road Access:		Land Use:	R-C2
Front Exposure:	South	Tax Amt/Yr:	\$1,278/2010
Garage:	Yes	Garage Dim:	
HOA:	No	Floor #:	

Condo Information

Condo Name:	Z-name Not Listed	Condo Type:	Conventional
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List REALTOR@:	Chris Zaharko  chris@zaharko.com	Appt Phone:	403-249-4322
List Firm:	ROYAL LEPAGE FOOTHILLS (C157300)	Fax Offer:	403-592-7704
Possession:	/Immediate	Phone:	403-249-4322
Comm:	3.5% 100K / 1.5% BAL SP	DOM:	266
		Occup:	Vacant

Selling Information

Pending Date:	04/13/2011	Sold Date:	04/14/2011	Entered:	CZAHARCH
Sold Term:		Sold Price:	\$224,050	Sell Firm:	REAL ESTATE PROFESSIONALS INC. (C186400)
Sell REALTOR@:	David Le Baron (CLEBARDA)				
Adjustment Date:	04/26/2011				

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