#3 6630 BOWWOOD DR NW Attached



Attached Area: Calgary Community: Bowness 478 Type: Row

Sold

2 Storey Style: 7910536 Legal Plan: Blk:

Unit: Linc #: 0016956864

Fee Simple Title to Land: Ownership: Private

Exclusion: Nο 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

Lot:

List Price: \$219,900 Sold Price: \$216,000

C3438445 T3B 2G9

Zone NW

Conventional

1977

1429

MIS®#

Zone:

Balcony/Terrace: Yes

Postal Code:

Condo Type:

Unit Factor:

Year Built:

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 Roa		5 to Ea		it unu b			Rooms —			
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	<u>SqFt</u>	
Baths:	0	10	0	1	О	0	Main:	55.74	600	Finish Lvls: 2
EnSt Bth:		0	0	0	О	О	Lower:	55.74	600	
Bd Abv:	3 B	eds:	3				Total A.G.	111.48	1,200)
Rms Abv:	6 F.	/B Bth:	1/10							
Room Type			mensions/Ft	Level			Room Type	Dimensions/M		<u>Level</u>
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	2'5''X10'2''	Main			Mstr Bed	3.5×3.4	11'5''X11'1''	Upper
						 Property 	y Information			
Heating:	Heating: Forced Air-1							Roof Type:	Asphalt S	hingles
Heating Fuel:	Natur							Heat Fuel De		
Construction:		Frame						Foundation:	Concrete	
Exterior:	Wood							Basement:	None -	
Features:	Balcor							Suite:		
Site Influences			learby, Sch							
Amenities			ng, Playgro							
Goods Include	d: Dishw Svstei		Built-In, Ga	ırage Oı	pener-1 (Control, Re	efrigerator, St	ove-Electric, V	acuum System	n Attachments, Vacuum
Flooring:	Carpet, Laminate Flooring, Linoleum							Frntg X Dept	h:	
Parking:		1/Single Garage Attached						Lot Sq M:	1,719.00	
Road Access:	=;	,						Land Use:	R-C2	
Front Exposure	e: South							Tax Amt/Yr:		010
Garage:	Yes							Garage Dim		
~								9		

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: Reg Size - SF: In Unit Locker #:

1.800 Reg Size - Mtr: 167.230 Total Units:

Attached Garage, Below Grade Area, Interior Above Grade, Wall Thickness Reg Size Inc:

Unit Exposure: N. S Flevator: Mgmt Co/Phone: Self Managed by Current Owner

07/06/2011

Adjustment Date:

Insurance, Landscape and Snow Removal, Reserve Fund Contributions Fee Included:

Seller: Appt Nm: Mindy Bennett

Call Lister Appt:

List REALTOR®: Chris Zaharko 🕍 chris@zaharko.com Phone: (403) 874-Appt Phone: 403-249-4322 0424

403-592-7704 List Date: Fax Offer: 07/22/2010

403-249-4322 Agent Fax: (403) 252-2653 List Firm: ROYAL LEPAGE FOOTHILLS (C157300) Phone: Possession: /immediate DOM: 267 Expiry Date: 07/15/2011

3.5% 100K / 1.5% BAL SP Comm: Occup: Vacant

Selling Information

Pending Date: 04/14/2011 Sold Date: 04/15/2011 CZAHARCH Entered: Sold Term: Sold Price: \$216,000

Brad Seutter (CSEUTTBR) Sell REALTOR®: Sell Firm: RE/MAX REALTY PROFESSIONALS (C093700)

Agent & Office Information

#5 6630 BOWWOOD DR NW Attached



Sold List Price: \$224,900

Sold Price: \$218,000 MLS®#: C3438450 T3B 2G9 Postal Code: Zone: Zone NW Year Built: 1977

07/22/2010

1428

2 Storey Condo Type: Conventional 7910536 Blk: Lot:

Unit Factor: Unit:

Linc #: 0016956849 Title to Land: Fee Simple

Calgary

Row

Bowness 478

Ownership: Private Exclusion: No SRR: No Disc: Conform:

Restrictions: None Known

Warranty:

Attached

Community

Legal Plan:

Area:

Type:

Style:

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	<u>SqFt</u>	
Baths:	0	1	0	1	0	0	Main:	55.74	600	Finish Lvls: 2
EnSt Bth:		0	0	0	0	0	Upper:	55.74	600	
Bd Abv:	3 I	Beds:	3				Total A.G.	111.48	1,200	
Rms Abv:	6 I	F/B Bth:	1/1							
Room Type	Dimension	ons/M Dir	mensions/Ft	Level			Room Type	Dimensions/M	Dimensions/Ft	<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	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
						- Proport	v Information			

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

Frntg X Depth: Flooring: Carpet, Laminate Flooring, Linoleum

Parking: 1/Single Garage Attached Lot Sq M: 1,719.00 Road Access: Land Use: R-C2 \$1,304/2010 Front Exposure: North Tax Amt/Yr: Garage:

Yes Garage Dim: HOA: No Floor #:

Condo Information Condo Type: Condo Name: Z-name Not Listed Conventional

Condo Fee: \$200 Payment Sched: Monthly Prk Plan Type: Attached Garage Prk Stall #: In Unit Locker #:

Storage Type: Balcony/Terrace: Yes Reg Size - SF: Reg Size - Mtr: 167.230 1,800 Total Units: Reg Size Inc: Attached Garage, Below Grade Area, Interior Above Grade, Wall Thickness

Unit Exposure: N, S Elevator:

Mgmt Co/Phone: Self Managed by Current Owner

Fee Included: Insurance, Landscape and Snow Removal, Reserve Fund Contributions

Appt Nm: Mindy Bennett Seller:

Appt: Call Lister List REALTOR®: (403) 874-Appt Phone: 403-249-4322

Chris Zaharko 🞇 chris@zaharko.com Phone:

0424

Fax Offer: 403-592-7704 List Date:

List Firm: ROYAL LEPAGE FOOTHILLS (C157300) Phone: 403-249-4322 Agent Fax: (403) 252-2653 /immediate Possession: DOM: 258 Expiry Date: 07/15/2011

3.5% 100K / 1.5% BAL SP Comm: Occup: Vacant Selling Information

04/06/2011 Pending Date: 04/11/2011 Sold Date: Entered: **CZAHARCH**

Sold Term: Sold Price: \$218,000

Sell RFALTOR®: Zully Merali (CMERALZU) Sell Firm: RE/MAX REAL ESTATE (CENTRAL) (C092901) Adjustment Date: 04/26/2011

Agent & Office Information

Calgary

2 Storey

7910536

Row

Bowness 478

List Price: \$219,900 Sold Price: \$218,500 MLS®#: C3438442 Postal Code: T3B 2G9 Zone NW Zone: Year Built: 1977

Condo Type: Conventional

Unit Factor: 1428

Lot:

Blk:

Linc #: 0016956872 Fee Simple Title to Land:

Attached

Community:

Legal Plan:

Area:

Type:

Style:

Unit:

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

							ooms ——				
		2 Pc 1 0 ds:	3 Pc 0 0	4 Pc 1 0	5 Pc O O	6 Pc O O	<u>Level</u> Main: Upper: Total A.G.	<u>Mtr2</u> 55.74 55.74 111.4	1 60 1 60		Finish Lvls: 2
Room Type Bedroom Dining Rm	6 F/E Dimensions 2.6 x 2.6 2.9 x 2.9 3.8 x 3.1	8'6 9'6	1/1 mensions/f 6''X8'6'' 6''X9'6'' !'5''X10'2	Upper Main			Room Type Bedroom Kitchen Mstr Bed	Dimensions 3 x 2.9 5.9 x 2.8 3.5 x 3.4	Dimension: 9'10''X9'6 19'4''X9'2 11'5''X11	'' Upp '' Mai	per n
						— Property	Information				
in FP/Rgh-In: leating: leating Fuel: construction: xterior: eatures: site Influences: menities	Visitor	I Gas Frame y ound N Parkin	earby, So	ound, St	orage-I	n-Suite		FP Fuel: Roof Type Heat Fuel Foundatio Basement Suite:	Desc: n: Concre :: None -	t Sȟing te	
oods Included	System	ıs		_	•	Control, Ref	rigerator, s		_	tem Att	achments, Vacuum
looring: arking: oad Access:			nate Floor age Attac		oleum			Frntg X D Lot Sq M: Land Use:	1,719.	00	
ront Exposure: Sarage: IOA:	South Yes No							Tax Amt/ Garage D Floor #:	Yr: \$1,269	/2010	
	7	NI-+ I	1 - 41		0-		nformation	1			
condo Name: condo Fee: rtrk Plan Type: storage Type: teg Size - SF: teg Size Inc: lnit Exposure: lgmt Co/Phone ee Included:	N, S : Self Ma	ed Gara ed Gara naged	age age, Belo by Curre	nt Owne	Pay Prk Loo Re Area, Ir Ele r	vator: val, Reserve	167.230 e Grade, Wa	all Thickness	Balcony/ Total Uni		Yes 7
eller:						- Agent & Off	ice Informati	on ————— Mindy Benne	*+		
ppt: ist REALTOR®:	Call Li Chris		ko 翼 chr	is@zahaı	rko.com		Phone:	(403) 874- 0424	Appt Phone	: 403-2	249-4322
ist Firm: lossession: comm:	/Imm	ediate	<u>GE FOOTH</u> / 1.5% B <i>F</i>		157300)	—— Selling I	Fax Offer: Phone: DOM: Occup: nformation	403-592-770	D4 List Date: 22 Agent Fax: Expiry Date	(403)	2/2010) 252-2653 5/2011
ending Date: fold Term: fell REALTOR®			(CTORNE	Sc	old Date: old Price:	05/24/20° \$218,500		red: CZAH Firm: REAL	ARCH TY EXECUTIVE	S APEX	(C089000)

Attached #6 6630 BOWWOOD DR NW



Sell RFALTOR®:

Adjustment Date: 02/25/2011

Cam Sterns (CSTERNCA)

Sold List Price: \$224,900

Lot:

 Sold Price:
 \$220,000

 MLS®#:
 C3438453

 Postal Code:
 T3B 2G9

 Zone:
 Zone NW

 Year Built:
 1977

Condo Type: Conventional

6 Unit Factor: 1428

Blk:

Linc #: 0016956831

Title to Land: Fee Simple

Calgary

2 Storey

7910536

Row

Bowness 478

Ownership: Private Exclusion: No SRR: No Disc: Conform:

Restrictions: None Known

Warranty: None

Attached

Community:

Legal Plan:

Area:

Type: Style:

Unit:

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.

						R	ooms ——			
Baths: EnSt Bth: Bd Abv:		2 Pc 1 0 eds:	3 Pc 0 0	4 Pc 1 0	5 Pc 0 0	6 Pc O O	<u>Level</u> Main: Upper: Total A.G.	<u>Mtr2</u> 55.74 55.74 111.48	<u>SqF</u> 600 600 1,20	Finish Lvls: 2
Rms Abv: Room Type Bedroom Dining Rm Living Rm		8' 9'	1/1 mensions/F 6''X8'6'' 6''X9'6'' 2'5''X10'2'	Upper Main			Room Type Bedroom Kitchen Mstr Bed	Dimensions/M 3 x 2.9 5.9 x 2.8 3.5 x 3.4	Dimensions/F 9'10''X9'6'' 19'4''X9'2'' 11'5''X11'1	Upper Main
						— Property	Information			
Fin FP/Rgh-In: Heating: Heating Fuel: Construction: Exterior: Features: Site Influences Amenities Goods Included	Natura Wood Wood Balcor Playgr Visitor	Frame ny round N r Parkir	learby, Sc ng, Playgro Built-In, G	ound, St	orage-In	-Suite	^e rigerator, S	FP Fuel: Roof Type: Heat Fuel De Foundation: Basement: Suite: Stove-Electric, V	esc: Concrete None -	Shingles
Flooring: Parking: Road Access: Front Exposure Garage: HOA:	1/Sing	t, Lamir	nate Floor age Attach		oleum			Frntg X Dept Lot Sq M: Land Use: Tax Amt/Yr: Garage Dim: Floor #:	1,719.00 R-C2 \$1,292/	
	_						nformation			
Condo Name: Condo Fee: Prk Plan Type: Storage Type: Reg Size - SF: Reg Size Inc: Jnit Exposure: Mgmt Co/Phone Fee Included:	\$294 Attach In Uni 1,800 Attach N, S e: Self M	ned Gara anaged	age age, Belov by Currer	nt Owner	Pay Prk Loc Reg Area, I n Elev V Remov	ndo Type: ment Sched: Stall #: ker #: Size - Mtr: terior Abov yator: ral, Reserve Agent & Off	167.230 e Grade, Wa	all Thickness	Balcony/Te Total Units	errace: Yes : 7
Seller:						7.gom a 01.		Mindy Bennett		
Appt: List REALTOR®		_ister S Zaharl	ko 翼 chri	s@zahar	ko.com		Phone:	(403) 874- 0424	Appt Phone:	403-249-4322
List Firm: Possession: Comm:	/imn	nediate	<u>GE FOOTH</u> / 1.5% BA		57300)	— Sellina	Fax Offer: Phone: DOM: Occup: nformation	403-592-7704 403-249-4322 183 Vacant	Agent Fax:	07/22/2010 (403) 252-2653 07/15/2011
Pending Date: Sold Term:	01/2	1/2011			ld Date: ld Price:	0		ered: CZAHAR	CH	

Sell Firm:

RE/MAX HOUSE OF REAL ESTATE (C093100)

#4 6630 BOWWOOD DR NW Attached

Sold List Price: \$219,900

Sold Price: \$221,000 MLS®#: C3438447 T3B 2G9 Postal Code: Zone: Zone NW Year Built: 1977 Conventional

Condo Type: Lot:

Asphalt Shingles

Concrete

1,719.00

\$1,278/2010

R-C2

None -

Blk: Unit Factor: Unit: 1429

Linc #: 0016956857

Calgary

2 Storey

7910536

Row

Bowness 478

Title to Land: Fee Simple Ownership: Private

Exclusion: No SRR: No Disc: Conform:

Restrictions: None Known

Warranty: None

Attached

Community:

Legal Plan:

Area:

Type:

Style:

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

Foundation:

Frntg X Depth:

Lot Sq M:

Land Use:

Floor #:

LI:

Tax Amt/Yr:

Garage Dim:

Basement:

Suite:

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	<u>SqFt</u>			
Baths:	0	1	0	1	0	0	Main:	55.74	600	Finish Lvls: 2		
EnSt Bth:		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	Dimensi	ons/M Di	mensions/Ft	Level			Room Type	Dimensions/M	Dimensions/Ft	<u>Level</u>		
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	2'5''X10'2''	Main			Mstr Bed	3.5 x 3.4	11'5''X11'1''	Upper		
						— Proper	ty Information					

Heating: Forced Air-1 Roof Type: Heating Fuel: Natural Gas Heat Fuel Desc:

Wood Frame Construction: 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

End Unit Y/N: Yes Garage: Yes HOA: No

Condo Name:

 Condo Information Condo Type: Z-name Not Listed Conventional

Payment Sched: Monthly Condo Fee: \$200 Prk Stall #:

Prk Plan Type: Attached Garage In Unit Locker #:

Storage Type: Reg Size - SF: Balcony/Terrace: Yes Reg Size - Mtr: 167.230 1.800 Total Units: Attached Garage, Below Grade Area, Interior Above Grade, Wall Thickness Reg Size Inc:

Unit Exposure: N. S Elevator:

Mgmt Co/Phone: Self Managed by Current Owner

Fee Included: Insurance, Landscape and Snow Removal, Reserve Fund Contributions

Seller: Appt Nm: Mindy Bennett

Appt: Call Lister

List REALTOR®: Chris Zaharko 🕍 chris@zaharko.com (403) 874-Appt Phone: 403-249-4322 Phone: 0424

403-592-7704 List Date: Fax Offer: 07/22/2010 List Firm: ROYAL LEPAGE FOOTHILLS (C157300) Phone: 403-249-4322 Agent Fax: (403) 252-2653 Possession: /IMMFDIATE DOM: 291 Expiry Date: 07/15/2011

Agent & Office Information

Comm: 3.5% 100K / 1.5% BAL SP Occup: Tenant

Selling Information 05/06/2011 05/09/2011 CZAHARCH Sold Date: Entered:

Pending Date: Sold Term: Sold Price: \$221,000

Sell REALTOR®: Jeremy Campbell (CCAMPBJE1) Sell Firm: CIR REALTY (C030605)

Adjustment Date: 06/30/2011

#7 6630 BOWWOOD DR NW Attached



Sold List Price: \$224,900

Sold Price: \$224,000 MLS®#: C3438455 Postal Code: T3B 2G9 Zone NW Zone: Year Built: 1977

Condo Type: Conventional Lot:

Unit Factor: 1429

Blk:

Linc #: 0016953127

Calgary

2 Storey

7910536

Row

Bowness 478

Title to Land: Fee Simple Ownership: Private

Attached

Community

Legal Plan:

Area:

Type:

Style:

Unit:

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.

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							dooms —			nd transit. Easy access to
	0 3 Bed		3 Pc 0 0	4 Pc 1 O	5 Pc O O	6 Pc 0 0	Level Main: Upper: Total A.G.	<u>Mtr2</u> 55.74 55.74 111.48	<u>SqFt</u> 600 600 1,200	Finish LvIs: 2
Room Type Bedroom Dining Rm	Dimensions 3 x 2.9 2.9 x 2.9	9'1 9'6	0''X9'6'' ''X9'6''	Upper Main			Room Type Bedroom Kitchen	2.6 x 2.6 5.9 x 2.8	Dimensions/Ft 8'6''X8'6'' 19'4''X9'2''	Upper Main
Living Rm	3.8 x 3.1	12'	'5''X10'2''	Main		Property	Mstr Bed Information -	3.5 x 3.4	11'5''X11'1''	Upper
Fin FP/Rgh-In: Heating: Heating Fuel: Construction: Exterior: Features: Site Influences: Amenities Goods Included	Visitor I	Gas rame / ound Ne Parking sher-B	earby, Sch g, Playgro uilt-In, Ga	und, Sto	orage-In-	-Suite	frigerator, Sto	FP Fuel: Roof Type: Heat Fuel De Foundation: Basement: Suite:	Concrete None -	
Flooring: Parking: Road Access: Front Exposure End Unit Y/N: Garage: HOA:	Carpet, 1/Singl	Lamin	ate Floori ge Attach		leum			Frntg X Deptl Lot Sq M: Land Use: Tax Amt/Yr: LI: Garage Dim: Floor #:	1,719.00 R-C2 \$1,304/2	010
	-						Information —			
Condo Name: Condo Fee: Prk Plan Type: Storage Type: Reg Size - SF: Reg Size Inc: Unit Exposure: Mgmt Co/Phone Fee Included:	N, S e: Self Mar	d Gara d Gara	ige ige, Below by Curren	t Owner	Payr Prk S Lock Reg Area, Int Elev	ator:	,	l Thickness	Balcony/Ter Total Units:	race: Yes 7
						Agent & Of	fice Information			
`allan.							Ammt Nime . A	Almahi Dammatt		

Seller: Appt Nm: Mindy Bennett

Call Lister Appt: List REALTOR®: Chris Zaharko 💹 chris@zaharko.com Phone: (403) 874-Appt Phone: 403-249-4322

0424 Fax Offer:

403-592-7704 List Date: 07/22/2010 List Firm: ROYAL LEPAGE FOOTHILLS (C157300) Phone: 403-249-4322 Agent Fax: (403) 252-2653 Possession: /immediate DOM: 277 Expiry Date: 07/15/2011

3.5% 100K / 1.5% BAL SP Comm: Occup: Tenant Selling Information

04/25/2011 Pending Date: 04/27/2011 Sold Date: Entered: **CZAHARCH**

Sold Term: Sold Price: \$224,000

Sell RFALTOR®: Leslie Kiss (CKLSSLE) Sell Firm: SUTTON GROUP-CANWEST (VISTA) (C160400) Adjustment Date: 05/13/2011

Attached #1 6630 BOWWOOD DR NW



Adjustment Date: 04/26/2011

Sold List Price: \$219,900

 Sold Price:
 \$224,050

 MLS®#:
 C3438439

 Postal Code:
 T3B 2G9

 Zone:
 Zone NW

 Year Built:
 1977

Condo Type: Conventional

1429

Unit Factor:

Legal Plan: 7910536 Blk: Lot:

Unit: 1

Calgary

2 Storey

Row

Bowness 478

Linc #: 0016295207

Title to Land: Fee Simple

Attached

Community:

Area:

Type: Style:

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.

						F	ooms —			
		2 Pc 1 0 eds:	3 Pc 0 0	4 Pc 1 0	5 Pc O O	6 Pc O O	<u>Level</u> Main: Upper: Total A.G.	<u>Mtr2</u> 55.74 55.74 111.48	<u>SqFt</u> 600 600 1,20	Finish LvIs: 2
Room Type Bedroom		9'	1/1 <u>mensions/F</u> 10''X9'6'' 6''X9'6''	t <u>Level</u> Upper Main			Room Type Bedroom Kitchen	<u>Dimensions/M</u> 2.6 x 2.6 5.9 x 2.8	Dimensions/F: 8'6''X8'6'' 19'4''X9'2''	t <u>Level</u> Upper Main
5	3.8 x 3.1		2'5''X10'2'			- Property	Mstr Bed	3.5 x 3.4	19 4 X9 2 11'5''X11'1''	
Fin FP/Rgh-In: Heating: Heating Fuel: Construction: Exterior: Features:	Natura Wood Wood Balcor	Frame					mormation	FP Fuel: Roof Type: Heat Fuel De Foundation: Basement: Suite:	Wood On Asphalt S ssc: Concrete None -	Shingles
Site Influences: Amenities Goods Included	Visitor : Dishw	Parkir asher-E	learby, Sc ng, Storag Built-In, G	e-In-Suit	:e	,	frigerator, S	itove-Electric, V	acuum Syster	m Attachments, Vacuum
Flooring: Parking: Road Access: Front Exposure: Garage: HOA:	1/Sing	t, Lamir	nate Floor age Attach		leum			Frntg X Dept Lot Sq M: Land Use: Tax Amt/Yr: Garage Dim: Floor #:	1,719.00 R-C2 \$1,278/2	
						Condo	nformation			
condo Name: condo Fee: rk Plan Type: storage Type: deg Size - SF: deg Size Inc: Init Exposure: Mgmt Co/Phone ee Included:	\$200 Attach In Unit 1,800 Attach N, S e: Self M	ed Gara	age age, Belov by Currer	nt Owner	Pay Prk Loc Rec Area, In Ele	vator:	167.230	all Thickness	Balcony/Tel Total Units:	
						Agent & Of	fice Information	on ———		
Seller: Appt: .ist REALTOR®:	Call L : Chris		<o <u="">™ chri</o>	s@zaharl	ko.com		Appt Nm: Phone:	Mindy Bennett (403) 874-	Appt Phone:	403-249-4322
list Firm: Possession: Comm:	/I mn	nediate	GE FOOTH : / 1.5% BA		<u>57300)</u>	Selling	Fax Offer: Phone: DOM: Occup:	0424 403-592-7704 403-249-4322 266 Vacant		07/22/2010 (403) 252-2653 07/15/2011
Pending Date: Sold Term: Sell REALTOR®		3/2011	on (CLEB	Sol	d Date: ld Price:	04/14/20 \$224,050	11 Ente			SIONALS INC. (C186400)