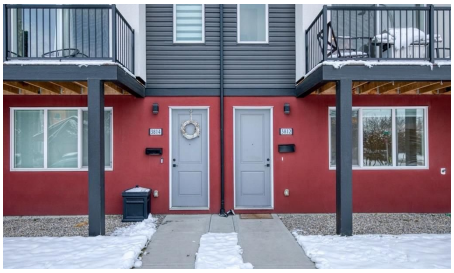
3812 65 Street NW

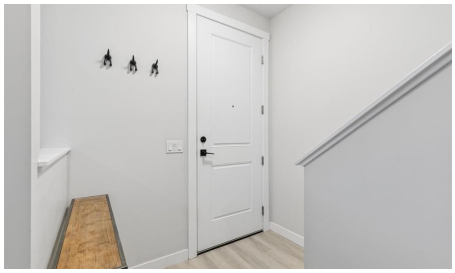
Calgary | Active | MLS® A2359749

$679,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2021**	**1,872 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

Proudly offered by its original owner, this 2022-built, three-storey townhome combines modern design, flexible living space and the privacy of a backyard-all with no condo fees. Part of a self-managed fourplex, it offers approximately 1,872 sq. ft. of living space, with four bedrooms across three levels.

The main floor features an open-concept living and dining area with 9-foot ceilings and large windows. The modern kitchen boasts quartz countertops and a new microwave. A sliding door opens to a sunny, west-facing balcony, while a fireplace adds warmth to the living room.

Upstairs, the third floor offers three bedrooms, including a primary bedroom with ensuite, a full bathroom and convenient laundry. The lower level features a spacious family room with flexible potential as a media room, home office or play space, plus a fourth bedroom, a three-piece bathroom, a closet and under-stair storage. A walkout leads directly to your private backyard.

Recent improvements include fresh paint, blackout blinds on all floors, and a recently serviced furnace and hot water tank. Parking and storage are easy with a detached single garage featuring a side door, plus a driveway.

Schools are less than five minutes away, and downtown is approximately 20 minutes away. Shopping, coffee shops, the public library, RONA, Superstore, restaurants and transit are within walking distance. Nearby parks, pathways and major routes add to the appeal. Bowness also offers family-friendly events throughout the year, including the Stampede Parade, Santa Claus Parade and Tour de Bowness Festival, along with the amenities of Bowness Park and its splash park.

Well maintained and thoughtfully laid out, this original-owner home is ready for its next chapter. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359749
Bedrooms	4
Bathrooms	4
Year Built	2021
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,872 sq. ft.
Main Level Finished Area:	608 sq. ft.
Upper Level Finished Area:	1,264 sq. ft.
Condo Fee:	$.00
Condo Fee Includes:	See Remarks
Acreage:	No
Lot Area:	0 sq. ft.
Lot Frontage:	0'
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	11
Year built:	2021 (Age: 5)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	2210891
Heating:	Electric, Fireplace(s), Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Concrete, Stucco
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Enclosed, Front Drive, Garage Door Opener, Garage Faces Front, Plug-In, Secured, Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Annually
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Bowness
Amenities:	None
Appliances:	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked

Inclusions:	Electric fireplace, Black out Blinds.
Restrictions:	Restrictive Covenant
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Family Room · 15'9" × 14'4" ·
Main Floor	Foyer · 6'10" × 4'3" ·
Main Floor	Furnace/Utility Room · 8'8" × 6'11" ·
Main Floor	Other · 19' × 8'8" ·
Main Floor	Bedroom · 12'6" × 8'10" ·
2nd Floor	Kitchen · 13'9" × 13'6" ·
2nd Floor	Dining Room · 13'8" × 9'2" ·
2nd Floor	Living Room · 13'9" × 12'6" ·
2nd Floor	Laundry · 5'5" × 3'1" ·
2nd Floor	Other · 19' × 12'6" ·
3rd Floor	Bedroom - Primary · 13' × 10' ·
3rd Floor	Walk-In Closet · 6' × 4'8" ·
3rd Floor	Bedroom · 10'7" × 8'8" ·
3rd Floor	Bedroom · 9'8" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Chandelier, Closet Organizers
Exterior Features:	Balcony, Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Yard, Front Yard, Lawn, Level, No Back Lane, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3812-65-street-nw-calgary-a2359749/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.