



**4139 Bowlen Street NW  
Calgary, Alberta**

**MLS # A2258402**



**\$699,000**

**Division:** Brentwood

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,068 sq.ft. **Age:** 1961 (65 yrs old)

**Beds:** 4 **Baths:** 2 full / 1 half

**Garage:** Double Garage Detached, Parking Pad

**Lot Size:** 0.13 Acre

**Lot Feat:** Back Lane, Rectangular Lot

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** NA

Welcome to this charming bungalow located in the Brentwood community! This well-maintained home features 3 spacious bedrooms and 1.5 bathrooms, offering comfortable living for families. Situated on a large lot, the property provides plenty of outdoor space and future development potential. Just a 2-minute walk to top-rated elementary schools and a nearby playground just across the street. With excellent schools, a quiet neighborhood vibe, and strong rental demand in the area, this home is an ideal choice for both living and investment.