



GRASSROOTS
REALTY GROUP

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**4139 Bowlen Street NW
Calgary, Alberta**

MLS # A2258402



\$747,500

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1961 (64 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:	Finished, 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.