



GRASSROOTS
REALTY GROUP

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4724 Bowness Road NW
Calgary, Alberta

MLS # A2260368



\$599,900

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,221 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	MU-1 f3.0h16
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: Refrigerator x2, Dishwasher, Microwave Hood Fan, Range Hood, Gas Range x2, Washer, Dryer

FULLY RENOVATED!! NEW WINDOWS & LANDSCAPING!! NEW FURNACE!! 3 CAR PARKING!! PERFECT FOR INVESTORS & RENTAL POTENTIAL!! ABOUT 2250 SQFT OF LIVING SPACE!! ILLEGAL SUITE WITH SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! 6 BEDROOMS!! 3 BATHS!! CLOSE TO FFCA & RESTAURANTS!! Welcome to this beautifully updated home in MONTGOMERY offering both comfort and functionality. The main floor opens with a bright living room featuring a cozy fireplace, flowing into the dining area and a modern kitchen complete with stainless steel appliances, quality cabinetry, pantry, and an open layout perfect for everyday living. Convenient main floor laundry, 3 BEDROOMS including a PRIMARY BEDROOM with 2PC ENSUITE BATH, and a 4PC BATH completes this level. The Basement is an ILLEGAL SUITE with SEPARATE ENTRANCE, featuring a kitchen with island, a spacious REC room, 2 BEDROOMS, a DEN, and a 4PC BATH. Upgrades include BRAND NEW WINDOWS, NEW LANDSCAPING, and a newer furnace. The property also offers 3-car parking, a back lane, and excellent access to Bow River, parks, schools, shopping, and the Trans-Canada Highway. DESIGNED FOR FUNCTIONAL LIVING WITH ROOM FOR THE WHOLE FAMILY