



GRASSROOTS
REALTY GROUP

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4524 73 Street NW
Calgary, Alberta

MLS # A2267336



\$599,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	890 sq.ft.	Age:	1964 (61 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry		

Inclusions: None

Located in the heart of Bowness, this bungalow offers an excellent opportunity for investors or buyers looking for a property with strong income potential. The main floor features three bedrooms, one full bathroom, and a bright, functional layout with plenty of natural light. It is a solid space that can easily be updated to add value or customized to your preference. The lower level is developed with a two-bedroom suite and has a separate entrance, providing flexibility to rent both levels or live up and rent down. Each level offers comfortable living areas, making this property ideal for generating steady rental income or accommodating an extended family. The lot offers good space for outdoor use, and the separate oversized double garage provides excellent storage, workshop space, or additional rental potential. Bowness continues to see growth and revitalization, making it a desirable area for long-term investment. With parks, schools, shops, and transit all nearby, this home offers both convenience and opportunity in one of Calgary's most established communities.