



**GRASSROOTS**  
REALTY GROUP

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**4423 Bowness Road NW**  
**Calgary, Alberta**

**MLS # A2124521**



**\$2,499,000**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Montgomery             |        |                  |
| Type:     | Multi-Family/4 plex    |        |                  |
| Style:    | 2 Storey, Side by Side |        |                  |
| Size:     | 1,437 sq.ft.           | Age:   | 2020 (4 yrs old) |
| Beds:     | -                      | Baths: | -                |
| Garage:   | -                      |        |                  |
| Lot Size: | 0.14 Acre              |        |                  |
| Lot Feat: | -                      |        |                  |

|             |   |            |      |
|-------------|---|------------|------|
| Heating:    | - | Bldg Name: | -    |
| Floors:     | - | Water:     | -    |
| Roof:       | - | Sewer:     | -    |
| Basement:   | - | LLD:       | -    |
| Exterior:   | - | Zoning:    | M-CG |
| Foundation: | - | Utilities: | -    |
| Features:   | - |            |      |

**Inclusions:** 4 Refrigerator 4 Stove 4 Washer 4 Dryer

**INCREDIBLE INVESTMENT OPPORTUNITY** Live in luxury in a gorgeous 2020 build fourplex in the desirable community of Bowness / Montgomery with tons of upgrades, PRIVATE ROOFTOP PATIO and fantastic views! Brand new construction in 2020 Stunning executive fourplex units with generous floor plans to maximize the space of each of these luxury two storeys. This elegant design building features four units with 2 upper bedrooms plus one in the basement and 3 1/2 bathrooms in spacious floor plans of 1436 sq ft for each unit. On the main floor, kitchens will be an absolute dream with high-end appliances including cooktop, island and generous-sized pantry. The statement stone fireplace wall enhances the opulence of the hub of these units. Upstairs are two large and beautiful bedrooms which will each have their own ensuites. Your very own private rooftop terrace completes this outstanding unit. A fully finished basement with a third bedroom, full bathroom, rec room and shiny wet bar will provide extra space for your family living. Perfectly situated in the high-demand, mature, and family-friendly community of Montgomery offering something for everyone. This community has character and charm, a lushly treed neighbourhood, boasting shops, restaurants, and great schools. Just a short stroll to Market mall and UOC. Don't let this fantastic opportunity slip by, call your realtor today to book your showing!