



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4816 Bowness Road NW  
Calgary, Alberta**

**MLS # A2210083**



**\$679,900**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	1949 (76 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** None

Exciting Redevelopment Opportunity in Montgomery! Located in the highly desirable community of Montgomery, this charming bungalow sits on a spacious 50x120 lot, offering tremendous potential for redevelopment. Whether you're looking to build a new single-family home, multi-unit residence, or explore other possibilities, this property is a perfect canvas for your next project. Additionally, its prime location is conveniently close to hospitals and universities. Don't miss your chance to transform this property and capitalize on its fantastic location.