

# \$448,000 - 4724 Bowness Road Nw, Calgary

MLS® #A2214452

**\$448,000**

6 Bedroom, 3.00 Bathroom, 1,128 sqft

Residential on 0.06 Acres

Montgomery, Calgary, Alberta

Welcome to this great investment opportunity to own a duplex in Montgomery with a suited (illegal) basement with separate entrance. The main floor shows well with an open concept living room, and vinyl plank flooring. The Kitchen offers ample cupboard and counter space, including a breakfast bar area, boasting granite countertops, S/S appliances and white cabinets. Three spacious bedrooms on the main floor, also with vinyl plank flooring and the Primary Bedroom offers a walk in closet and 2 pce bathroom. The main floor also features its own washer and dryer area. The fully finished basement is spacious, with additional space for your extended family. Additionally, there are 2 bedrooms and a den on this level, a 4 pce bathroom (needs updating), a laundry area and storage. Shingles were done about 10 years ago, furnace and hot water tank about 2 years ago and some windows have been updated. Call today for a private viewing.

Built in 1982

## Essential Information

MLS® #	A2214452
Price	\$448,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,128
Acres	0.06
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	4724 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B0B4

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Crown Molding, Granite Counters, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	3
Zoning	MU-1

**Listing Details**

Listing Office	CIR Realty
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