

\$749,900 - 4521 Bowness Road Nw, Calgary

MLS® #A2127032

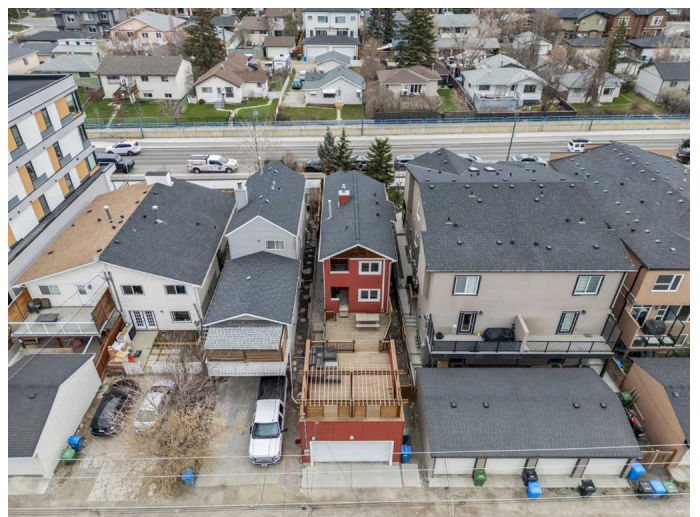
\$749,900

3 Bedroom, 4.00 Bathroom, 1,469 sqft

Residential on 0.06 Acres

Montgomery, Calgary, Alberta

STUNNING curb appeal in this beautiful two-story home located in the DESIRABLE community of Montgomery. RENOVATED from top to bottom and packed with things you will love like NEW furnace in 2023, NEW hot water tank in 2020, all Poly B Plumbing REMOVED in 2023, Landscaping redone in 2020, steps to the garage redone in 2020, new concrete steps in 2020, new downspouts in 2020, new fence in 2021, upgraded siding, soundproofing, upgraded attic insulation with an EnerGuide rating of 77 plus ALL NEW Gen Tech Windows throughout!! WOW!! You will be impressed by the landscaped and spacious front yard which sets the tone as you walk into a tastefully upgraded main floor which features Maple HARDWOOD floors, a gas burning fireplace and stunning kitchen with stainless steel appliances, gorgeous white cabinetry, butcher block countertops, modern tile backsplash and feature dining Nook with built-in bench. The upper level showcases a spacious primary bedroom that you will ABSOLUTELY ADORE!! Featuring a cozy private patio, upgraded three-piece ENSUITE with walk in tile shower, spacious closet and wardrobe system. A large second bedroom with walk-in closet (which could be converted back to 2 bedrooms if desired) and another renovated 4-Piece bathroom with GRANITE counter tops completes the upper level. The lower level has a huge rec room space with heated floors, wet bar, spacious bedroom & elegant 3 piece bath with tiled floors and stand



in shower. To add to this already impressive home there is a large double car garage with a huge Southwest facing deck above it which was over engineered and could easily be the perfect spot for a hot tub!! Situated in an unbeatable location that is walking distance to transit, restaurants, shopping and tons of amenities plus enjoy quick access to the children's hospital, U of C, downtown and the mountains!!

Built in 1989

Essential Information

MLS® #	A2127032
Price	\$749,900
Sold Price	\$740,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,469
Acres	0.06
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4521 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0A9

Amenities

Parking Spaces	2
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Parking	Double Garage Detached, Garage Faces Rear, Oversized
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Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 28th, 2024
Days on Market	26
Zoning	MU-1 f3.0h16
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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