

\$689,900 - 4407 Bowness Road Nw, Calgary

MLS® #A2130424

\$689,900

4 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.14 Acres

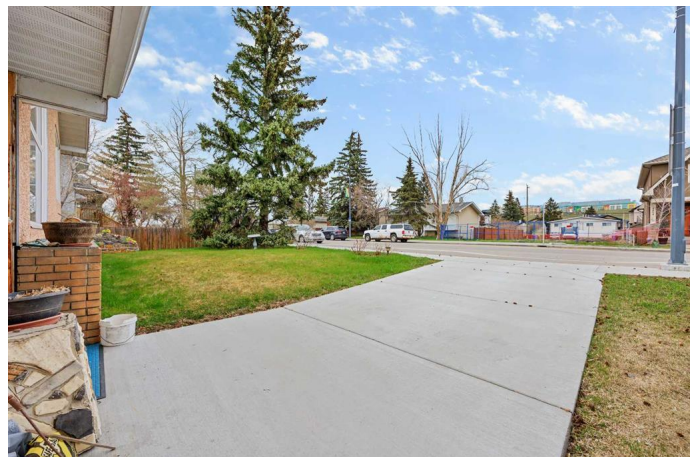
Montgomery, Calgary, Alberta

Attention all builders and or developers!!!
Here's the one you've been waiting for!! Just listed is a massive 50x120 M-CG, zoned for building MULTI FAMILY units, south walk out lot in the heart of the inner city! Montgomery is one of the most progressive inner city re-building communities in all of northwest Calgary! One owner for 60 years has meticulously maintained this lovely total of four bedrooms, four level split, family home. The special features of this home include gorgeous hardwood flooring in the main living and dining room areas, 12ft vaulted ceilings on the main floor, three bedrooms on the main floor, upper living room offering nice views of the Children's hospital. The lower level has a family room c/w electric fireplace, the 4th bedroom and a workshop room. Huge double garage plus a sunny south facing rear deck and patio area! These multi-family M-CG lots are becoming very rare as most are "built out" along this street and in this area in general.

Built in 1950

Essential Information

MLS® #	A2130424
Price	\$689,900
Sold Price	\$750,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,172
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	4407 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0A7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 13th, 2024
Days on Market	4
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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