

\$574,900 - 5212 Bowness Road Nw, Calgary

MLS® #A2141682

\$574,900

4 Bedroom, 2.00 Bathroom, 1,060 sqft
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

| SUITED BI-LEVEL | 2,070 SQFT OF LIVING SPACE | 4 BEDROOMS | 2 FULL BATHS | TRIPLE CAR PARKING PAD | RENOVATED UP/DOWN | Welcome to this beautiful, charming bi-level duplex in the heart of Montgomery. The home offers a gorgeous open-concept upper level featuring a renovated kitchen with a subway tile backsplash, stainless steel appliances, and butcher block countertops. The living room boasts a wood-burning fireplace and a vaulted ceiling with a massive skylight. The dining area connects to a large balcony, perfect for relaxation. Both bedrooms provide ample space, including the spacious primary bedroom with easy access to a large updated 4-piece bathroom. The lower level is suited (illegal) and features a large kitchen with an eating area that connects to an outdoor patio. The spacious living room is perfect for entertaining, and the two bedrooms are steps away from the 4-piece bath. There is also a utility/laundry room for added convenience. The basement suite is currently rent out for \$1,700. Outside, there is a fenced patio and a large parking pad for your current and future parking needs. Montgomery offers amazing walkability, with shops, restaurants, and nature just around the corner. The community is well connected to major roadways and transit. Book your showing today before it's gone!

Built in 1983



Essential Information

MLS® #	A2141682
Price	\$574,900
Sold Price	\$584,350
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.07
Year Built	1983
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	5212 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0C3

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle, Membrane
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 15th, 2024
Date Sold	June 28th, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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