

\$549,900 - 4739 Bowness Road Nw, Calgary

MLS® #A2146874

\$549,900

4 Bedroom, 2.00 Bathroom, 866 sqft

Residential on 0.07 Acres

Montgomery, Calgary, Alberta

Montgomery opportunity knocks! Located in the heart of this vibrant area, this up and down half duplex offers fantastic living options for the new owners. Lovingly cared for and owner occupied throughout, this well maintained home offers 4 bedrooms and 2 full bathrooms along with 2 kitchen areas and potential separate entrance. Upper level includes two generous sized bedrooms, a full bathroom, a functional kitchen that opens to the dining area, and a large living room. There is also a balcony off the living room to enjoy your morning coffee. Laminate flooring dominates the lower level, which also includes another kitchen area, a cozy living room with fireplace, a 3 piece bathroom, and two more bedrooms. Washer/dryer combination is located on the lower level. Private backyard is surrounded by newer fencing and is perfect for hanging with the family and your pets. New shingles installed in 2023. Close to Foothills Hospital, Children's Hospital, shopping, schools, parks, sporting fields, transit, COP, easy access to Kananaskis/Banff and the ring road. The home is sure to impress and awaits its new owners. Show and Sell.

Built in 1979

Essential Information

MLS® # A2146874

Price \$549,900



Sold Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	866
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	4739 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0B5

Amenities

Parking	Off Street
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Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2024
Date Sold	July 16th, 2024
Days on Market	9
Zoning	MU-1 f3.0h16
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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