

\$649,900 - 4309 Bowness Road Nw, Calgary

MLS® #A2178483

\$649,900

5 Bedroom, 4.00 Bathroom, 1,343 sqft
Residential on 0.06 Acres

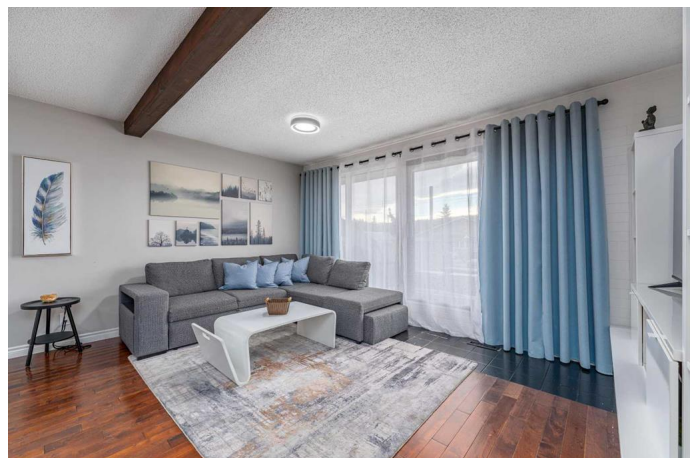
Montgomery, Calgary, Alberta

OPEN HOUSE: NOV 17TH, 12:30-4:30 PM!

Unlock a world of possibilities with this versatile dual-suite semi-detached home in desirable Montgomery! This unique property offers the perfect blend of comfort and investment potential. Each suite features its own private entrance, full kitchen, and separate laundry facilities, providing ultimate flexibility and privacy. The spacious upper suite boasts 3 bedrooms, 1.5 baths, and a cozy wood-burning fireplace in the living room. A bright kitchen and dining area complete this level, with access to a private deck for outdoor enjoyment. The lower suite features 2 bedrooms, 1.5 baths, its own kitchen, dining area, living room, and a convenient laundry room and utility area. Perfect for multi-generational living or as an income-generating opportunity. Enjoy the flexibility of living in one suite while renting the other, or maximize your investment with short-term rentals. Current May to October income: \$60,000! Alternatively, secure long-term tenants for steady year-round income. Located on Bowness Road, this property offers easy access to parks, shopping, and hospitals. Don't miss this chance to own a home that pays you back. Schedule your viewing today and step into a world of possibilities!

Built in 1982

Essential Information



MLS® #	A2178483
Price	\$649,900
Sold Price	\$656,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,343
Acres	0.06
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	4309 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0A5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Back Lane, Back Yard, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2024
Date Sold	November 23rd, 2024
Days on Market	8
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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