

\$448,000 - 4724 Bowness Road Nw, Calgary

MLS® #A2214452

\$448,000

6 Bedroom, 3.00 Bathroom, 1,128 sqft

Residential on 0.06 Acres

Montgomery, Calgary, Alberta

Welcome to this great investment opportunity to own a duplex in Montgomery with a suited (illegal) basement with separate entrance. The main floor shows well with an open concept living room, and vinyl plank flooring. The Kitchen offers ample cupboard and counter space, including a breakfast bar area, boasting granite countertops, S/S appliances and white cabinets. Three spacious bedrooms on the main floor, also with vinyl plank flooring and the Primary Bedroom offers a walk in closet and 2 pce bathroom. The main floor also features its own washer and dryer area. The fully finished basement is spacious, with additional space for your extended family. Additionally, there are 2 bedrooms and a den on this level, a 4 pce bathroom (needs updating), a laundry area and storage. Shingles were done about 10 years ago, furnace and hot water tank about 2 years ago and some windows have been updated. Call today for a private viewing.

Built in 1982

Essential Information

MLS® #	A2214452
Price	\$448,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,128
Acres	0.06
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	4724 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B0B4

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Crown Molding, Granite Counters, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	1
Zoning	MU-1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.