



GRASSROOTS

REALTY GROUP

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**4115 Bowlen Street NW
Calgary, Alberta**

MLS # A2299313



\$815,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Charming home in a prime Brentwood location—just a short walk to the LRT and a quick 5 minute drive to the University of Calgary. Enjoy the convenience of nearby schools, baseball fields, and an off-leash dog park, making this an ideal setting for families and outdoor enthusiasts alike. Bright and open, this home features a spacious kitchen with quartz countertops, stainless steel appliances, upgraded lighting, ample cabinetry, and a vaulted ceiling. The inviting living area showcases a tiled fireplace, while the main floor offers three well-sized bedrooms and a beautifully renovated bathroom complete with a soaker tub, dual sinks, and heated floors. Hardwood flooring and modern light fixtures run throughout the main level. The fully finished lower level includes a large family room, two additional bedrooms, a den, a 4-piece bathroom, newer vinyl plank flooring, and plenty of storage space. Situated on a large lot, the backyard features a two-tier deck—perfect for outdoor entertaining—and a double detached garage. ***SEE VIRTUAL TOUR***