



**4407 Bowness Road NW
Calgary, Alberta**

MLS # A2317905



\$750,000

Division:	Montgomery		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,178 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Garden, Landscaped, Private, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Builders, Developers, & Investors! Incredible opportunity in sought-after Montgomery right on Bowness Road just a few steps from restaurants and shops. This 50x120 lot is primed for redevelopment with M-CG zoning - one of the rare few lots left like this on this street. With Foothills & Children's Hospital up the road, proximity to U of C and downtown, walking distance to the river pathways, and quick access to the Trans-Canada, this is an exciting inner-city community where the possibilities are endless! The home itself is a spacious 4-level split with 12' high vaulted ceilings on the main level, functional kitchen, large dining room, and two family living rooms. There are 3 well-sized bedrooms and a 4-piece bathroom on the main, plus a 4th bedroom and 3-piece bath in the partially finished basement. Plenty of storage and additional flex rooms, and large laundry room. Outside, you'll find a massive south-facing yard with an oversized double detached garage. Don't miss this amazing opportunity for the ideal lot for multi-family units in this highly desirable and rapidly developing area.