



**4115 Bowlen Street NW  
Calgary, Alberta**

**MLS # A2318203**

**\$759,000**



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

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