



GRASSROOTS
REALTY GROUP

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**4139 Bowlen Street
Calgary, Alberta**

MLS # A2328597



\$959,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,069 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Many Trees		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Wet Bar		

Inclusions: Garden shed

Location, location, location! Welcome to this fully renovated bungalow, perfectly situated on a large 5500 sq ft lot, on a quiet, tree-lined street in the highly sought-after community of Brentwood. Thoughtfully redesigned from top to bottom, this exceptional home offers the perfect blend of modern luxury, timeless style, and everyday functionality—ideal for families and working professionals alike. Featuring 4 bedrooms, 3 bathrooms, and a bright, open-concept layout, the home is filled with natural light from large windows and is surrounded by mature trees. At the heart of the home is a stunning chef-inspired kitchen with quartz countertops, an oversized island, custom cabinetry, a gas range, a custom microwave, stainless-steel appliances, and a striking custom hood fan—perfect for entertaining and everyday living. Luxury flooring throughout the home elevates your living experience. The spacious primary suite offers an appointed ensuite bathroom. The professionally finished lower level expands your living space with a generous family room, custom wet bar with beverage fridge, fully equipped laundry room with ample storage, new washer/dryer, new hot water tank, plus an additional bedroom/bathroom that provides flexibility for family, guests, or a home office. The lower-level home theatre area is the perfect place to enjoy movie nights or watch the big game with friends and family. Brand new asphalt shingles, new James Hardie siding with LP Smart Trim. The fully fenced backyard offers plenty of space to relax, entertain, and unwind, including a space to park your camper for all your outdoor adventures. The fully insulated oversized detached double garage with durable epoxy flooring provides exceptional parking, storage, and workspace. Conveniently located just minutes from downtown, the University of Calgary, University District, Brentwood

Shopping Centre, Nose Hill Park, Foothills Medical Centre, Alberta Children's Hospital, excellent schools, parks, pathways, transit, and countless amenities, this home delivers outstanding luxury, comfort, and convenience in one of Calgary's most desirable inner-city neighbourhoods. This is a rare opportunity to own a move-in-ready home in Brentwood that truly has it all. A must-see property that is sure to impress.