



GRASSROOTS
REALTY GROUP

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**4220 Bowlen Street NW
Calgary, Alberta**

MLS # A2331197



\$725,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,113 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed & fridge in basement

Welcome to this move in ready bungalow in the heart of Brentwood, one of Northwest Calgary's most sought after communities. Perfectly situated on a quiet, tree lined street, this well maintained home offers timeless character, thoughtful updates, and exceptional value in an unbeatable location. The main floor showcases beautiful site finished hardwood flooring throughout, a classic oak kitchen with pantry, spacious dining area, and a bright living room highlighted by a large picture window overlooking the mature streetscape. Three generous bedrooms and a full bathroom complete the functional main level. The fully developed lower level offers excellent flexibility with a separate entrance, larger vinyl windows that fill the space with natural light, two spacious bedrooms, a comfortable family room, full bathroom, and a generous utility/flex area with laundry. Whether you're accommodating a growing family, guests, or looking for future potential, this lower level provides plenty of options. Numerous improvements have already been completed, including shingles, a newer Lennox furnace, two newer hot water tanks, and vinyl windows, allowing you to move in with confidence. Outside, you'll appreciate the private, established backyard surrounded by mature trees, featuring a patio with a gas line for your BBQ and an oversized double detached garage, including one bay with an over-height door ideal for larger vehicles, a workshop, or extra storage. Brentwood continues to be one of Calgary's most desirable communities thanks to its unbeatable location. Just minutes from the University of Calgary, Market Mall, Nose Hill Park, transit, top rated schools, Foothills Hospital, Alberta Children's Hospital, and an abundance of shopping, restaurants, and amenities, this is a neighbourhood that appeals to families, professionals, and investors alike. Opportunities like this at an accessible

price point on a quiet street are becoming increasingly rare. Don't miss your chance to own in this exceptional community. Click on media for the video and book your private showing today!