



GRASSROOTS
REALTY GROUP

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5126 Bowness Road NW
Calgary, Alberta

MLS # A2338035



\$479,900

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	995 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	None, Off Street, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Creek/River/Stream/Pond, Level, Rectangular Lot, See Remarks,		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: None

This bi-level half duplex in the community of Montgomery offers exceptional flexibility for family living or investment. there are two separate units with their own private entrance. The main level features 2 large bedrooms, a 4 pc bath room, a bright living room with oversized windows and a brick facing fireplace for enjoying, and the adjacent dining nook opens directly to the SW front balcony, ideal for BBQs or relaxing. A thoughtfully designed kitchen consists of ample cabinetry, great counter space, a large window over the sink and a pair of private laundry equipment. The basement is fully developed with illegal suite. The suite offers two more bedrooms, a 4-piece bathroom and private laundry. The basement also benefits from the raised bi-level design, allowing for large windows and plenty of natural light. It includes a spacious living room, dining area, full kitchen with cabinetry, Additional upgrades include newer laminate flooring throughout most of the house. Fenced backyard and parking space along the back alley. This property is just steps away from Shouldice Park and Bow River pathways. And just minutes driving to Market Mall, U of C, Children's Hospital and Foothill Hospital.