



**GRASSROOTS**  
REALTY GROUP

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4407 Bowness Road NW  
Calgary, Alberta

MLS # A2349487



**\$690,000**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| 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: NA

Incredible opportunity in sought-after Montgomery just a few steps from the local 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 , University District, downtown, walking distance to the Bow River pathways & parks, and quick access to the Trans-Canada, this is a vibrant inner-city community with endless possibilities! Redevelop the lot, build your dream home, or invest & rent long term. This home would also make an exciting renovation project and is begging to be transformed. This spacious 4-level split features 12' vaulted ceilings, huge windows, and rich hardwood floors in great condition. A functional kitchen, dining room, large elevated family living room, three well-sized bedrooms and a 4-piece bathroom complete the main floor. The lower level is another large, cozy living space, plus the basement level is partially finished with a 3-piece bathroom, laundry room, and three additional unfinished rooms with future potential. Outside, you'll find a massive south-facing yard with an oversized double detached garage, parking pad, and garden area. Don't miss this amazing opportunity for the ideal lot for multi-family units or to create your dream home, in this highly desirable and rapidly developing area.