



\$ 475,000.00

## 4302 BOWNESS ROAD NW CALGARY

<https://paulbrinton.com>

3/4 UNITS SOLD, LAST UNIT AVAILABLE! Welcome to this beautifully built 2storey gem in the desirable community of Montgomery!! This perfectly located city home offers everything you need including a fully developed basement topped off with a gorgeous design and features! Walking into this home, you will be greeted by...

- 3 beds
- 4 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1148589

**Type:** Row/Townhouse

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Bare Land

**Post Updated:** 2021-11-25 15:46:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 2

**Date added:** 09/21/21

**Two Piece Bath:** 1

**Lot size:** 945 sq ft

**Year built:** 2020

**Parking:** Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Snow Removal

**Community Features:**

Fishing,Golf,Other,Park,Schools

Nearby,Playground,Pool,Sidewalks,Street  
Lights,Tennis Court(s),Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Total Parking:** 1

**Flooring:** Carpet,Hardwood

**Fireplace Features:** Gas

**Exterior Features:** Garden,Other

**District:** CAL Zone NW

**Interior Features:** Bar,Bookcases,Breakfast  
Bar,Built-in Features,Chandelier,Closet  
Organizers,Granite Counters,No Animal  
Home,No Smoking Home,Pantry,See  
Remarks,Soaking Tub,Walk-In Closet(s),Wet  
Bar



**Lot Features:** Corner Lot,Low Maintenance Landscape

**Roof Type:** Asphalt Shingle

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator

**Subdivision Name:** Montgomery

**Lot Size Acres:** 0.02

**Levels:** Two

**Zoning:** CAL Zone NW

**List Price Square Foot:** \$ 398.16

**Photo Count:** 31

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 5.76M 18`11"

**Living Area SF:** 1193.00

**Structure Type:** Four Plex

**Restrictions:** None Known

