

$ 449,900.00

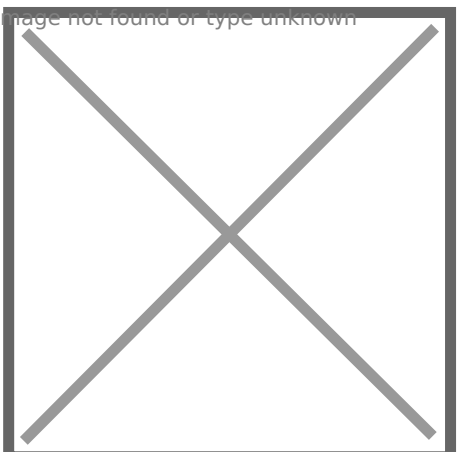
# 4332 BOWNESS ROAD NW CALGARY

https://paulbrinton.com

- 2 beds
- 1 bath
- Detached
- Residential
- Active

**ATTENTION BUILDERS/DEVELOPERS**50 X 120 M-CG FLAT LOT, WITH AMAZING RE-DEVELOPMENT POTENTIAL!!! Welcome to the sought-after community of Montgomery.Don't miss out on a great revenue opportunity to build along a bustling commercial street just steps from trendy Notables and gorgeous new developments. This home has no basement and can easily be...

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## BASIC FACTS

**Style:** 1 and Half Storey

**MLS ® #:** A1164124

**Type:** Detached

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-26 12:38:03

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 11/26/21

**Lot size:** 5996 sq ft

**Year built:** 1955

**Parking:** Carport, Stall

## PROPERTY FEATURES

**Total Parking:** 2

**Water Source:** Public

**Exterior Features:** Fire Pit

**District:** CAL Zone NW

**Inclusions:** None

**Lot Features:** Back Lane,Level,Rectangular Lot

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

**Flooring:** Carpet

**Community Features:** Playground

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Open Floorplan

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** None

**Laundry features:** Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Levels:** One and One Half

**Zoning:** M-CG

**List Price Square Foot:** $ 496.03

**Photo Count:** 39

**Rooms Above Grade:** 4

**Suite:** No

**Frontage Metres:** 15.20M 49`10"

**Living Area SF:** 907.00

**Structure Type:** House

**Restrictions:** None Known

**Construction Materials:** Vinyl Siding,Wood Frame,Wood Siding

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Montgomery

**Lot Size Acres:** 0.14