



\$ 688,888.00

4435 BOWNESS ROAD NW CALGARY

<https://paulbrinton.com>

OPEN HOUSE SUNDAY DEC 5th from 1PM-4PM
40K PRICE ADJUSTMENT!!! Welcome home to your STUNNING infill located in the sought-after community of Montgomery! This unique home features a WALKOUT BASEMENT, 4 bedrooms and 4 full baths! This immaculate, NEWLY PAINTED, NEW FURNACE, 2 storey, 9' ceiling, walk-out infill will WOW...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey, Side by Side

MLS ® #: A1146753

Type: Semi Detached

Bedrooms: 4

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-30 20:26:15

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 10/16/21

Lot size: 3003 sq ft

Year built: 2010

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Gas

Exterior Features: Garden,Private Entrance,Private Yard

District: CAL Zone NW

Interior Features: Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Storage,Walk-In Closet(s),Wet Bar

Roof Type: Asphalt Shingle

Total Parking: 2

Flooring: Carpet,Ceramic Tile,Hardwood

Community Features: Park,Schools Nearby,Playground,Sidewalks,Street Lights,Shopping Nearby

Fencing: Fenced

Cooling: Central Air,None

Lot Features: Back Yard,Rectangular Lot

Heating Type: Forced Air



PROPERTY INFORMATION

Basement: Finished, Walk-Out

Laundry features: Upper Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 7

Construction Materials:

Stone,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Bar Fridge,Dishwasher,Electric

Stove,Garage Control(s),Microwave Hood

Fan,Refrigerator

Subdivision Name: Montgomery

Lot Size Acres: 0.07

Levels: Two

Zoning: M-CG

List Price Square Foot: \$ 364.80

Photo Count: 48

Unit Exposure: NE

Suite: No

Frontage Metres: 7.61M 25`0"

Living Area SF: 1956.95

Structure Type: Duplex

Restrictions: None Known

