



\$ 369,000.00

## 5202 BOWNESS ROAD NW CALGARY

<https://paulbrinton.com>

**INCOME POTENTIAL!!** Welcome to this beautifully maintained and bright half-duplex on a corner lot, perfect for an Investor or First-time home buyer. The main floor and lower illegal suite combine for over 1895 sqft of developed living space and lots of natural light from the large west-facing windows. The main...

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

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## BASIC FACTS

**Style:** Bi-Level, Side by Side

**MLS ® #:** A1161529

**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 17:27:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/23/21

**Lot size:** 2992 sq ft

**Year built:** 1977

**Parking:** Parking Pad

## PROPERTY FEATURES

**Total Parking:** 2

**Flooring:** Carpet,Ceramic Tile,Linoleum

**Community Features:** Fishing,Schools Nearby,Playground,Pool,Sidewalks,Street Lights,Tennis Court(s),Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** No Animal Home,No Smoking Home,Storage,Vinyl Windows

**Roof Type:** Asphalt Shingle

**Fireplace:** 1

**Fireplace Features:** Living Room,Wood Burning

**Exterior Features:** Private Yard,Storage

**District:** CAL Zone NW

**Inclusions:** N/A

**Lot Features:** Back Yard,City Lot,Corner Lot,Few Trees

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Bi-Level



**Laundry features:** In Unit, Lower Level, Main Level, Multiple Locations

**Transaction Type:** For Sale

**Photo Count:** 40

**Unit Exposure:** S

**Suite:** Suite - Illegal

**Frontage Metres:** 8.49M 27` 10"

**Living Area SF:** 962.64

**Structure Type:** Duplex

**Outbuildings:** Shed

**Zoning:** R-C2

**List Price Square Foot:** \$ 383.32

**Rooms Above Grade:** 5

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

**Foundation:** Poured Concrete

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

**Subdivision Name:** Montgomery

**Lot Size Acres:** 0.07

**Restrictions:** None Known

