



## 5202 Bowness Road Calgary Alberta

\$599,900

OPPORTUNITY KNOCKS in the desired community of Montgomery. This beautifully maintained BI-LEVEL nestled on a corner lot offers INCOME POTENTIAL with SUITED Lower Level || GREAT LOCATION near the parks and pathways || LIVING SPACE at over 1900SF featuring 4 BEDROOMS, 2 (4pc) BATHS, 2 Full Kitchens & separate LAUNDRY ROOMS || TRIPLE CAR PARKING PAD || private FIRE PIT & SIDE DECK with PERGOLA || METICULOUSLY LANDSCAPED (3 Zone Irrigation) with NUMEROUS RENOVATIONS throughout is now HOME. On entry from the landing area, you have your options of going UP or DOWN. Upstairs features a SUNNY WEST FACING BALCONY with OPEN DINING & LIVING ROOM featuring a wood burning FIREPLACE, UPGRADED KITCHEN and 2 BEDROOMS all with new VINYL PLANK FLOORING, a private LAUNDRY ROOM and 4PC BATH complete your upper level. In the lower level you welcomed into SPACIOUS FAMILY ROOM leading into the KITCHEN area with 2 BEDROOMS, a 4PC Bath and second LAUNDRY ROOM. The opportunities are endless making this a MUST SEE. (id:6769)

4pc Bathroom 8.33 Ft x 7.42 Ft

Bedroom 8.33 Ft x 13.25 Ft

Bedroom 11.83 Ft x 9.67 Ft

Kitchen 8.75 Ft x 8.50 Ft

Family room 11.92 Ft x 19.50 Ft

Laundry room 8.33 Ft x 11.75 Ft

4pc Bathroom 8.33 Ft x 7.67 Ft

Bedroom 8.33 Ft x 11.25 Ft

Dining room 9.42 Ft x 9.50 Ft

Kitchen 9.42 Ft x 11.42 Ft

Laundry room 8.33 Ft x 5.00 Ft

Living room 11.83 Ft x 14.67 Ft

Primary Bedroom 12.33 Ft x 10.17 Ft

Listing Presented By:



Originally Listed by:

RE/MAX West Real Estate

<http://cstewart.remax.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca