

4407 Bowness Road Calgary Alberta

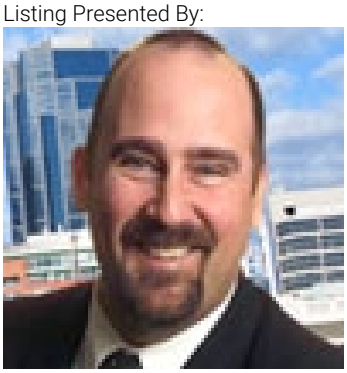
$690,000

Incredible opportunity in sought-after Montgomery just a few steps from the local restaurants and shops. This 50x120 lot is primed for redevelopment with M-CG zoning - one of the rare few lots left like this on this street. With Foothills & Children's Hospital up the road, proximity to U of C , University District, downtown, walking distance to the Bow River pathways & parks, and quick access to the Trans-Canada, this is a vibrant inner-city community with endless possibilities! Redevelop the lot, build your dream home, or invest & rent long term. This home would also make an exciting renovation project and is begging to be transformed. This spacious 4-level split features 12' vaulted ceilings, huge windows, and rich hardwood floors in great condition. A functional kitchen, dining room, large elevated family living room, three well-sized bedrooms and a 4-piece bathroom complete the main floor. The lower level is another large, cozy living space, plus the basement level is partially finished with a 3-piece bathroom, laundry room, and three additional unfinished rooms with future potential. Outside, you'll find a massive south-facing yard with an oversized double detached garage, parking pad, and garden area. Don't miss this amazing opportunity for the ideal lot for multi-family units or to create your dream home, in this highly desirable and rapidly developing area. (id:6769)

3pc Bathroom 1.40 M x 2.16 M
Laundry room 2.79 M x 2.11 M
Storage 2.24 M x 2.26 M
Other 4.62 M x 3.45 M
Storage 3.40 M x 2.31 M
Storage 2.90 M x 1.83 M
Family room 5.69 M x 4.78 M
Other 1.32 M x 1.85 M

Dining room 4.65 M x 3.84 M
Kitchen 3.48 M x 2.34 M
4pc Bathroom 1.98 M x 2.34 M
Bedroom 3.40 M x 2.39 M
Primary Bedroom 3.73 M x 2.72 M
Bedroom 2.49 M x 3.78 M
Living room 5.84 M x 3.86 M

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca