



# 4739 Bowness Road Calgary Alberta

\$549,900

Montgomery opportunity knocks! Located in the heart of this vibrant area, this up and down half duplex offers fantastic living options for the new owners. Lovingly cared for and owner occupied throughout, this well maintained home offers 4 bedrooms and 2 full bathrooms along with 2 kitchen areas and potential separate entrance. Upper level includes two generous sized bedrooms, a full bathroom, a functional kitchen that opens to the dining area, and a large living room. There is also a balcony off the living room to enjoy your morning coffee. Laminate flooring dominates the lower level, which also includes another kitchen area, a cozy living room with fireplace, a 3 piece bathroom, and two more bedrooms. Washer/dryer combination is located on the lower level. Private backyard is surrounded by newer fencing and is perfect for hanging with the family and your pets. New shingles installed in 2023. Close to Foothills Hospital, Children's Hospital, shopping, schools, parks, sporting fields, transit, COP, easy access to Kananaskis/Banff and the ring road. The home is sure to impress and awaits its new owners. Show and Sell. (id:6769)

Kitchen 14.50 Ft x 10.75 Ft  
Living room 17.42 Ft x 9.83 Ft  
Bedroom 12.25 Ft x 9.00 Ft  
Bedroom 11.42 Ft x 10.17 Ft  
Laundry room 4.92 Ft x 2.83 Ft  
3pc Bathroom 7.17 Ft x 5.00 Ft  
Furnace 5.50 Ft x 4.50 Ft  
Living room 18.08 Ft x 10.92 Ft

Kitchen 11.00 Ft x 8.83 Ft  
Dining room 8.83 Ft x 8.42 Ft  
Primary Bedroom 11.92 Ft x 10.83 Ft  
Bedroom 12.92 Ft x 8.92 Ft  
Foyer 6.50 Ft x 2.75 Ft  
4pc Bathroom 8.92 Ft x 4.92 Ft  
Other 10.83 Ft x 4.00 Ft

Listing Presented By:



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