



4332 BOWNESS Route Calgary Alberta

\$439,900

****ATTENTION BUILDERS/DEVELOPERS****50 X 120 M-CG FLAT LOT, WITH AMAZING RE-DEVELOPMENT POTENTIAL!!! Welcome to the sought-after community of Montgomery. Don't miss out on a great revenue opportunity to build along a bustling commercial street just steps from trendy Notables and gorgeous new developments. This home has no basement and can easily be moved to another location. This property has been fully updated including, hot water tank and the furnace. This whimsical home will have your creativity endlessly flowing w/ bold pops of colour & the most seamless play on textures. Upon entering the open concept kitchen will catch your eye w/ modern white cupboards against a colourful backsplash & a hint of fun w/ a chalk wall to layout your creativity. The gorgeous counters and charcoal granite sink add a sophisticated flair to ground the fun aesthetic of this artistic kitchen. Located steps away from the river, pathways, amenities, hospitals and a quick drive to the MTNS. (id:6769)

Bedroom 3.63 M x 3.63 M

Living room 3.99 M x 5.23 M

Kitchen 3.17 M x 3.25 M

Bedroom 3.63 M x 8.92 M

4pc Bathroom



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