

# \$679,900 - 4816 Bowness Road Nw, Calgary

MLS® #A2210083

**\$679,900**

2 Bedroom, 1.00 Bathroom, 1,098 sqft  
Residential on 0.14 Acres

Montgomery, Calgary, Alberta

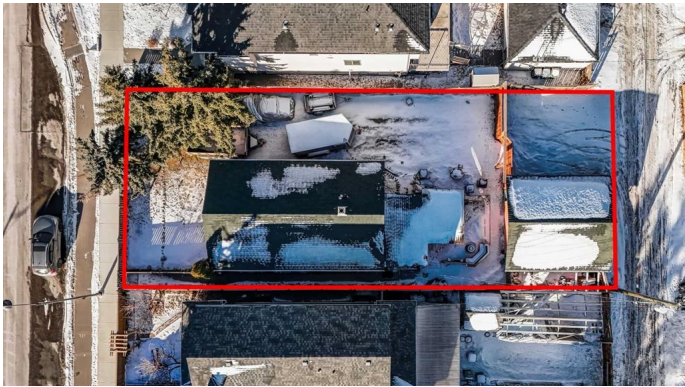
Exciting Redevelopment Opportunity in  
Montgomery!

Located in the highly desirable community of Montgomery, this charming bungalow sits on a spacious 50x120 lot, offering tremendous potential for redevelopment. Whether you're looking to build a new single-family home, multi-unit residence, or explore other possibilities, this property is a perfect canvas for your next project. Additionally, its prime location is conveniently close to hospitals and universities. Don't miss your chance to transform this property and capitalize on its fantastic location.

Built in 1949

## Essential Information

MLS® #	A2210083
Price	\$679,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,098
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	4816 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0B7

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Electric Stove, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 9th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.