4139 Bowlen Street NW

Calgary | Active | MLS® A2356696

$874,999









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1961**	**1,068.5 sq. ft.**

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Listed by First Place Realty

A closer look

Location, location, location! Welcome to this fully renovated bungalow, perfectly situated on a large 5,500 sq ft lot on a quiet, tree-lined street in the highly sought-after community of Brentwood. Thoughtfully redesigned from top to bottom, this exceptional home offers modern luxury, timeless style, and everyday functionality-ideal for families and working professionals alike. Featuring 4 bedrooms, 3 bathrooms, and a bright, open-concept layout, the home is filled with natural light from large windows with new blinds and is freshly painted throughout in Benjamin Moore White Dove. New luxury vinyl flooring, carpet, tile, baseboards, and lighting fixtures add a polished finish throughout.

At the heart of the home is a stunning chef-inspired kitchen featuring new quartz countertops, custom cabinetry, an oversized island, an LG appliance package including gas stove, refrigerator and dishwasher, Forno Chef microwave with drawer, and a striking custom hood fan. Updated HVAC floor vents, hood fan vent, two new bathroom fans with venting, and new electrical outlets throughout provide modern comfort and functionality. The spacious primary suite offers a beautifully appointed ensuite for privacy and convenience.

The professionally finished lower level expands your living space with a generous family room and home theatre area, perfect for movie nights or watching the big game. A custom wet bar with new cabinetry, sink and beverage/wine fridge is ideal for entertaining. The fully equipped laundry room offers ample storage, new washer/dryer and new hot water tank, while an additional bedroom and bathroom provide flexibility for family, guests or a home office. Two new egress windows bring natural light to the lower level.
Extensive exterior improvements include brand-new asphalt roof shingles with a 5-year warranty and new James Hardie siding with LP Smart Trim and Board and Batten detailing. A new Masonite exterior front door with privacy glass, new landscaping and a fully fenced backyard complete the exterior, with space to park your camper for outdoor adventures. The fully insulated oversized detached double garage features new drywall and epoxy flooring, providing excellent parking, storage and workspace. Additional upgrades include permitted new PEX plumbing and gas fitting for the range.

Conveniently located just minutes from downtown, the University of Calgary, University District, Brentwood Shopping Centre, Nose Hill Park, Foothills Medical Centre, Alberta Children's Hospital, excellent schools, parks, pathways, transit and countless amenities. This rare move-in-ready home truly has it all and is a must-see property in one of Calgary's most desirable inner-city neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356696
Bedrooms	4
Bathrooms	3

Year Built	1961
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,068.5 sq. ft.
Acreage:	No
Lot Area:	5,500 sq. ft.
Lot Frontage:	55'
Front Exposure:	Southeast
Levels:	One
Total Rooms Above Grade:	6
Year built:	1961 (Age: 65)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1623IB
Heating:	Central
Basement:	Full, Finished, Other

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Concrete, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Brentwood
Appliances:	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Kitchen · 13'7" × 12'10" ·
Main Floor	Bedroom - Primary · 12'2" × 10'2" ·
Main Floor	Bedroom · 12'4" × 8'1" ·
Main Floor	Bedroom · 11'3" × 8'8" ·
Main Floor	Dining Room · 9'11" × 8'9" ·

Main Floor	Living Room · 13'9" × 12'10" ·
Main Floor	Entrance · 7'5" × 4'2" ·
Lower Level	Entrance · 3'8" × 3'6" ·
Lower Level	Family Room · 37'11" × 14'3" ·
Lower Level	Furnace/Utility Room · 13'8" × 11'2" ·
Lower Level	Bedroom · 13'3" × 9'2" ·
Lower Level	Storage · 11' × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Other
Lot Features:	Back Lane, Back Yard, Front Yard, Lawn, Many Trees
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Nov 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4139-bowlen-street-nw-calgary-a2356696/

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