4407 Bowness Road NW

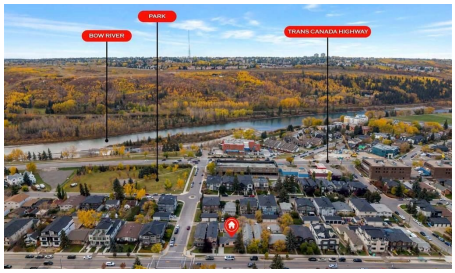
Calgary | Active | MLS® A2349487

$690,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1950**	**1,178.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349487
Bedrooms	3
Bathrooms	2
Year Built	1950
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:	4 Level Split
Total Living Area:	1,178.4 sq. ft.
Main Level Finished Area:	870.5 sq. ft.

Upper Level Finished Area:	307.9 sq. ft.
Below Grade Finished Area:	284.4 sq. ft.
Acreage:	No
Lot Area:	6,006 sq. ft.
Lot Frontage:	50'
Front Exposure:	Northeast
Levels:	One
Total Rooms Above Grade:	6
Year built:	1950 (Age: 76)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5439FW
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Block
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Parking Pad
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Lower Level
City Quadrant:	Northwest
Community:	Montgomery
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Inclusions:	NA
Restrictions:	Restrictive Covenant
Main Floor	Entrance · 6'1" × 4'4" ·
Main Floor	Dining Room · 15'3" × 12'7" ·
Main Floor	Kitchen · 11'5" × 7'8" ·
Main Floor	Bedroom · 11'2" × 7'10" ·
Main Floor	Bedroom - Primary · 12'3" × 8'11" ·
Main Floor	Bedroom · 12'5" × 8'2" ·
Main Floor	Living Room · 19'2" × 12'8" ·
Lower Level	Family Room · 18'8" × 15'8" ·
Basement	Laundry · 9'2" × 6'11" ·
Basement	Storage · 7'5" × 7'4" ·
Basement	Flex Space · 15'2" × 11'4" ·
Basement	Storage · 11'2" × 7'7" ·
Basement	Storage · 9'6" × 6' ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, City Lot, Garden, Landscaped, Private, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-CG
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4407-bowness-road-nw-calgary-a2349487/

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