



THE
A-TEAM

**RE/MAX
FIRST**

4423 BOWNESS Road, Calgary T3B 0A7

MLS® #: **A2124521**

Area: **Montgomery**

Listing Date: **04/19/24**

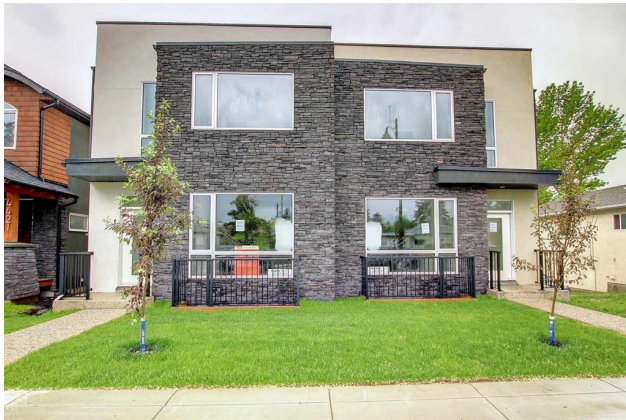
List Price: **\$2,499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
Sub Type: **4 plex**
City/Town: **Calgary**
Year Built: **2020**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,436**
Low Sqft:
Ttl Sqft: **1,436**

DOM

30

Layout

Beds: **0**
Baths: **0.0 (0 0)**
Style: **2 Storey, Side by Side**

Parking

Ttl Park: **4**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: Fee Simple	Zoning: M-CG
Legal Desc: 5439FW	

Remarks

Pub Rmks: **INCREDIBLE INVESTMENT OPPORTUNITY Live in luxury in a gorgeous 2020 build fourplex in the desirable community of Bowness / Montgomery with tons of upgrades, PRIVATE ROOFTOP PATIO and fantastic views! Brand new construction in 2020 Stunning executive fourplex units with generous floor plans to maximize the space of each of these luxury two storeys. This elegant design building features four units with 2 upper bedrooms plus one in the basement and 3 1/2 bathrooms in spacious floor plans of 1436 sq ft for each unit. On the main floor, kitchens will be an absolute dream with high-end appliances including cooktop,**

island and generous-sized pantry. The statement stone fireplace wall enhances the opulence of the hub of these units. Upstairs are two large and beautiful bedrooms which will each have their own ensuites. Your very own private rooftop terrace completes this outstanding unit. A fully finished basement with a third bedroom, full bathroom, rec room and shiny wet bar will provide extra space for your family living. Perfectly situated in the high-demand, mature, and family-friendly community of Montgomery offering something for everyone. This community has character and charm, a lushly treed neighbourhood, boasting shops, restaurants, and great schools. Just a short stroll to Market mall and UOC. Don't let this fantastic opportunity slip by, call your realtor today to book your showing!

4 Refrigerator 4 Stove 4 Washer 4 Dryer
RE/MAX House of Real Estate

Inclusions:
Property Listed By:

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





