

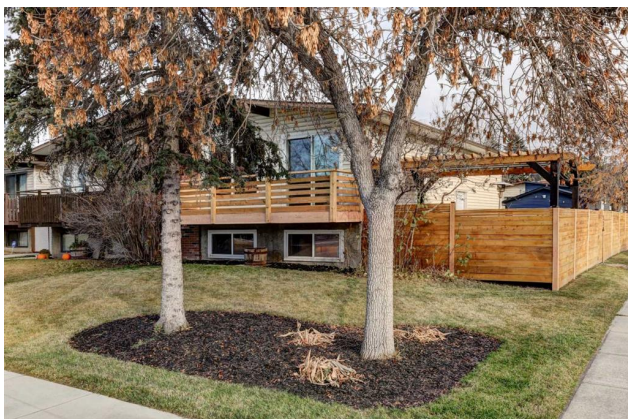


THE
A-TEAM

**RE/MAX
FIRST**

5202 BOWNESS Road, Calgary T3B0C3

MLS®#: **A2179258** Area: **Montgomery** Listing Date: **11/14/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area
 City/Town: **Calgary** Abv Sqft: **943**
 Year Built: **1977** Low Sqft:
 Lot Information Ttl Sqft: **943**
 Lot Sz Ar: **2,992 sqft**
 Lot Shape:

DOM

7
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **4**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Street Lighting,Underground Sprinklers,Rectangular Lot**

Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Laminate Counters,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`4" x 7`8"
Dining Room	Main	9`5" x 9`6"
Laundry	Main	8`4" x 5`0"
Bedroom - Primary	Main	12`4" x 10`2"
Bedroom	Lower	8`4" x 13`3"
Kitchen	Lower	8`9" x 8`6"
Laundry	Lower	8`4" x 11`9"

Room	Level	Dimensions
Bedroom	Main	8`4" x 11`3"
Kitchen	Main	9`5" x 11`5"
Living Room	Main	11`10" x 14`8"
4pc Bathroom	Lower	8`4" x 7`5"
Bedroom	Lower	11`10" x 9`8"
Family Room	Lower	11`11" x 19`6"

Title: **Fee Simple**
Legal Desc: **7710469**

Zoning: **SR**

Remarks

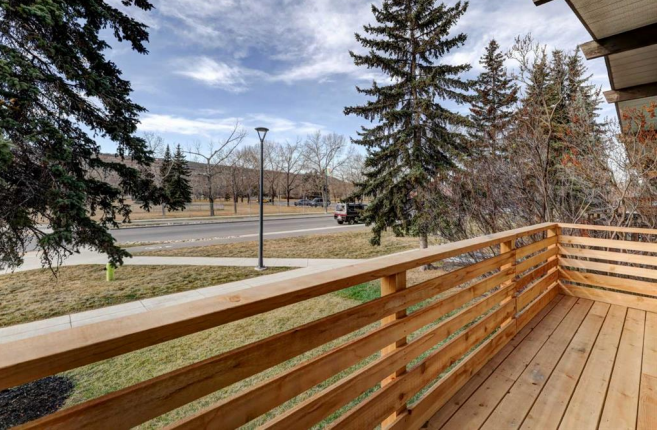
Pub Rmks: **OPEN HOUSE Sunday, Nov. 17th (12-3PM)...OPPORTUNITY KNOCKs in the desired community of Montgomery. This beautifully maintained BI-LEVEL nestled on a corner lot offers INCOME POTENTIAL with SUITED Lower Level || GREAT LOCATION near the parks and pathways || LIVING SPACE at over 1900SF featuring 4 BEDROOMS, 2 (4pc) BATHS, 2 Full Kitchens & separate LAUNDRY ROOMs || TRIPLE CAR PARKING PAD || private FIRE PIT & SIDE DECK with PERGOLA || METICULOUSLY LANDSCAPED (3 Zone Irrigation) with NUMEROUS RENOVATIONS throughout is now HOME. On entry from the landing area, you have your options of going UP or DOWN. Upstairs features a SUNNY WEST FACING BALCONY with OPEN DINING & LIVING ROOM featuring a wood burning FIREPLACE, UPGRADED KITCHEN and 2 BEDROOMS all with new VINYL PLANK FLOORING, a private LAUNDRY ROOM and 4PC BATH complete your upper level. In the lower level you welcomed into SPACIOUS FAMILY ROOM leading into the KITCHEN area with 2 BEDROOMs, a 4PC Bath and second LAUNDRY ROOM. The opportunities are endless making this a MUST SEE.**

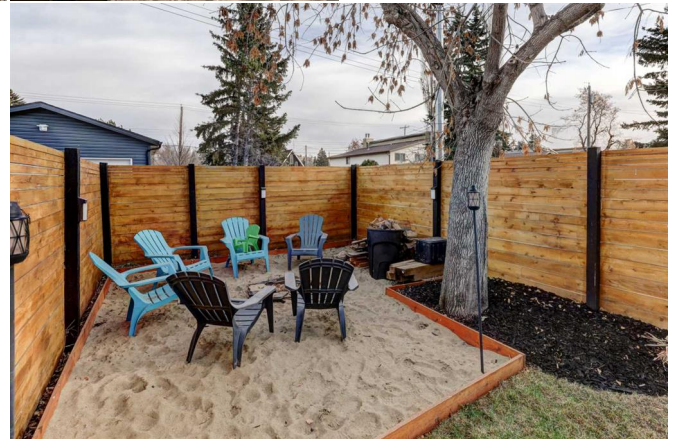
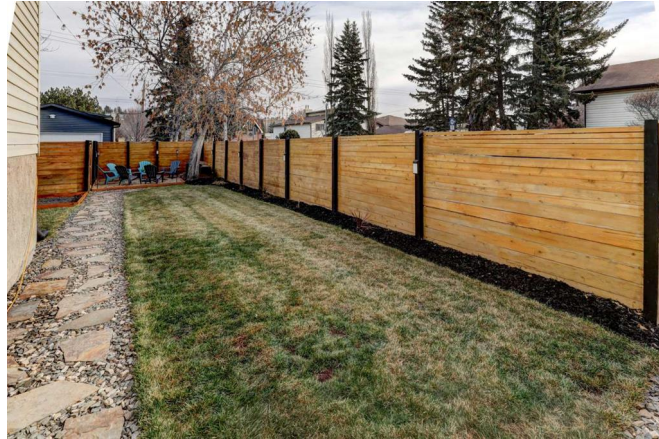
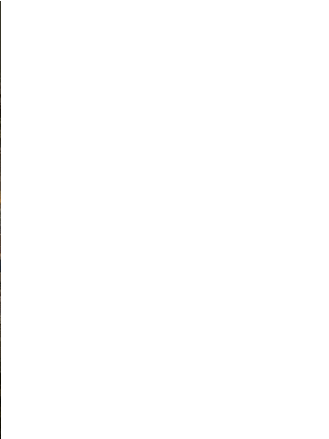
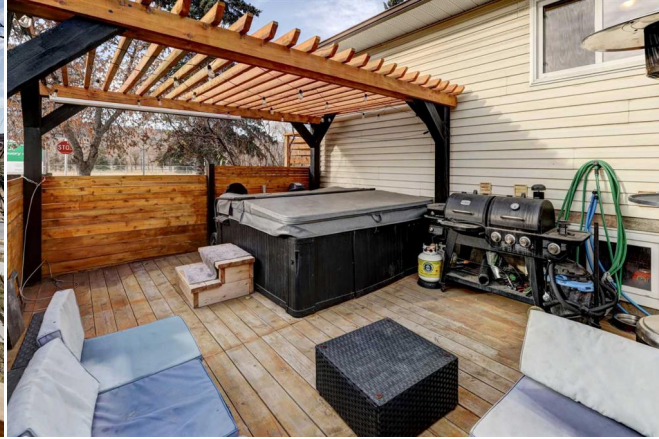
Inclusions: **N/A**
Property Listed By: **RE/MAX West Real Estate**

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



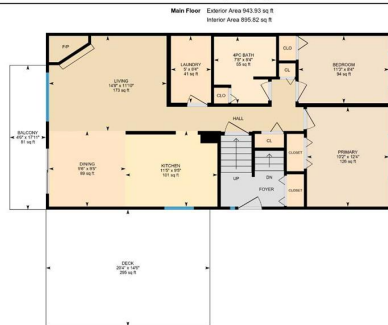








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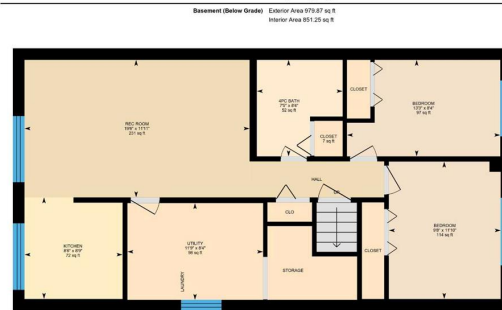


PREPARED: 20241113



White regions are excluded from total floor area in OSU/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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