

**5206 Bowness Road NW  
Calgary, Alberta**

**MLS # A2239073**



# \$569,900

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Lawn		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Separate Entrance, Soaking Tub, Storage		

**Inclusions:** Second stove, refrigerator, washer and dryer in the basement suite

This bright and meticulously maintained bi-level in Montgomery offers exceptional flexibility for multi-generational living or potential rental income with two separate units with their own entrances, ventilation and heating! All just steps from Shouldice Park and Bow River pathways. With a front-facing view of the expansive park, enjoy a lifestyle that blends green space access with everyday convenience. The main level features a bright living room with oversized windows and a full-height brick fireplace for cozy evenings, while the adjacent dining area opens directly to the SW front balcony, ideal for BBQs or relaxing in the sun. A thoughtfully designed kitchen provides ample cabinetry, great counter space and a large window over the sink. This level is complete with two generous bedrooms, a 4-piece bath and its own private laundry room. Downstairs, the suited (illegal) lower level benefits from the raised bi-level design, allowing for larger windows and plenty of natural light. It includes a spacious living room, dining area, full kitchen with abundant cabinetry, two more bedrooms, a 4-piece bathroom and private laundry. Additional upgrades include a newer dishwasher and fridge on the main level, new exterior sidewalk, vinyl plank flooring throughout for easy maintenance, two high-efficiency furnaces (2018). The fenced backyard is a private retreat with ample room for kids and pets to play. 2 off-street parking stalls further add to your convenience. Ideally located in Montgomery, this home is within walking distance to riverfront trails, playgrounds, and schools, and just minutes to Market Mall, U of C, Foothills and Children's Hospitals, and downtown Calgary. A move-in-ready opportunity in a sought-after inner-city neighbourhood with long-term value and versatility!