

**4139 Bowlen Street NW**  
**Calgary, Alberta**

**MLS # A2258402**



**\$747,500**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Brentwood                           |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | Bungalow                            |               |                   |
| <b>Size:</b>     | 1,068 sq.ft.                        | <b>Age:</b>   | 1961 (64 yrs old) |
| <b>Beds:</b>     | 4                                   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot          |               |                   |

|                    |                                |
|--------------------|--------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood |
| <b>Roof:</b>       | Asphalt Shingle                |
| <b>Basement:</b>   | Finished, Full                 |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame       |
| <b>Foundation:</b> | Poured Concrete                |
| <b>Features:</b>   | See Remarks                    |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** NA

Welcome to this charming bungalow located in the Brentwood community! This well-maintained home features 3 spacious bedrooms and 1.5 bathrooms, offering comfortable living for families. Situated on a large lot, the property provides plenty of outdoor space and future development potential. Just a 2-minute walk to top-rated elementary schools and a nearby playground just across the street. With excellent schools, a quiet neighborhood vibe, and strong rental demand in the area, this home is an ideal choice for both living and investment.