

# \$747,500 - 4139 Bowlen Street Nw, Calgary

MLS® #A2258402

## \$747,500

4 Bedroom, 3.00 Bathroom, 1,068 sqft

Residential on 0.13 Acres

Brentwood, Calgary, Alberta

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.

Built in 1961

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2258402    |
| Price          | \$747,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,068       |
| Acres          | 0.13        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4139 Bowlen Street Nw |
| Subdivision | Brentwood             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2L1P8                |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 40                   |
| Zoning         | R-CG                 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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