

\$329,900 - 2035 20 Avenue, Bowden

MLS® #A2269598

\$329,900

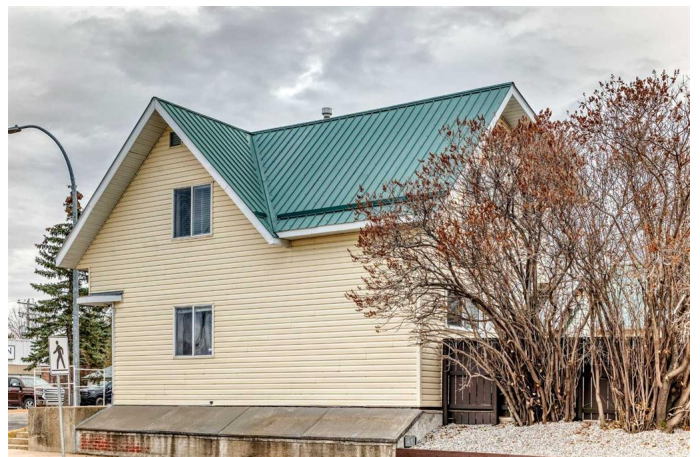
0 Bedroom, 0.00 Bathroom, 1,612 sqft

Multi-Family on 0.14 Acres

NONE, Bowden, Alberta

Welcome to this bright and inviting character home on Main Street in Bowden – a charming up-and-down duplex perfectly positioned for small-town living with easy access to the QEII Highway, just minutes from both Red Deer and Calgary. Built in 1926, this home carries a unique piece of Bowden’s history, with the garage once serving as the original Bowden Fire Hall and the main floor formerly home to a store and barber shop. Extensively renovated in 2011, both the home and garage now blend timeless character with modern comfort and solid craftsmanship throughout. This distinctive property features two self-contained one-bedroom units, each offering its own style and comfort – ideal for extended family living, rental income, or even a live-and-work setup. You could live upstairs and rent the lower level, or operate a business just steps from home.

The upper unit (B) offers just over 720 sq. ft. of bright, spacious living, fully renovated in 2024 to showcase modern finishes and a warm, contemporary aesthetic. It includes a new hot water tank (installed in November 2025), a large 10x15 private East facing deck, perfect for morning coffee or evening relaxation with panoramic views of the town and surrounding countryside, one bedroom, and one full bathroom. Off the back deck, you can see the mountains to the West on a clear day. Thoughtfully designed with an open-concept layout, the space captures abundant natural light while maintaining its



charming character.

The lower unit (A) features approximately 890 sq. ft. of comfortable, accessible single-level living. It is completely wheelchair accessible, with a barrier-free kitchen and bathroom, including a pull-up stove, lowered countertops, and a roll-in shower with open flooring and drain system. Cozy and well-maintained, this suite offers one bedroom, one bathroom, and a functional, inviting layout designed for ease and comfort.

Each unit has two separate entrances, its own furnace and hot water tank, ensuring privacy and independence. A shared laundry area with a new washer and dryer is conveniently located on the main floor, while the basement offers additional storage. The generous 50' x 120' lot is enhanced with mature trees, gravel landscaping, and partial fencing for a low-maintenance yard. The double detached garage “once the town’s fire hall” provides ample parking and space for RV storage, and the durable metal roof ensures minimal upkeep and long-term value. An interior doorway connects both units, allowing flexibility to use the home as one large family residence or maintain it as two separate units. Both units are currently fully rented, making this property a fantastic turnkey investment opportunity. Whether you’re seeking a residence with income potential or a low-maintenance rental property, this character home stands as a true gem in the heart of Bowden “rich in history, charm, and opportunity.

Built in 1926

Essential Information

MLS® #	A2269598
Price	\$329,900
Bathrooms	0.00

Square Footage	1,612
Acres	0.14
Year Built	1926
Type	Multi-Family
Sub-Type	Duplex
Style	1 and Half Storey, Up/Down
Status	Active

Community Information

Address	2035 20 Avenue
Subdivision	NONE
City	Bowden
County	Red Deer County
Province	Alberta
Postal Code	T0M 0K0

Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Additional Parking, On Street
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Electric Cooktop, Oven-Built-In, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Landscaped, Rectangular Lot, Street Lighting
Roof	Metal
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
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Days on Market	3
Zoning	R2

Listing Details

Listing Office	RE/MAX real estate central alberta
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