

# \$675,000 - 4909 Bowness Road Nw, Calgary

MLS® #A2239156

**\$675,000**

2 Bedroom, 4.00 Bathroom, 1,832 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Experience Contemporary Living in

Calgary's Vibrant West End

This newly built townhouse blends modern design with everyday functionality, nestled in a dynamic inner-city neighbourhood.

Step inside through the ground-level entrance to a spacious foyer that connects to a single attached garage and a versatile self-contained studio—ideal for guests, remote work, or generating rental income.

Upstairs, luxury vinyl plank stairs lead to a bright and open main floor. The sleek kitchen is outfitted with full-height cabinetry, stainless steel appliances, quartz countertops, and a built-in buffet for additional storage. A cozy dining nook offers the perfect setting for relaxed meals or casual entertaining.

The airy living area features two oversized windows that flood the space with natural light, along with a convenient two-piece powder room for guests.

On the upper level, you'll find two large primary suites, each with its own four-piece ensuite and generous closet space. A dedicated laundry area on this floor adds to the home's practical appeal.

Located steps from local cafes, shops, and services, and offering quick access to the Trans-Canada Highway, Stoney Trail, Shouldice Park, and the Bow River, this move-in ready home offers exceptional lifestyle and investment potential.

Built in 2025



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2239156      |
| Price          | \$675,000     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,832         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4909 Bowness Road Nw |
| Subdivision | Montgomery           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 1H1              |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Storage                |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, See Remarks |
| Appliances        | None                                                         |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Basement          | None                                                         |

## Exterior

|                   |             |
|-------------------|-------------|
| Exterior Features | Balcony     |
| Lot Description   | See Remarks |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt/Gravel           |
| Construction | Composite Siding, Stucco |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 93              |
| Zoning         | M-C1            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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