

# \$770,000 - 4907 Bowness Road Nw, Calgary

MLS® #A2214310

**\$770,000**

2 Bedroom, 4.00 Bathroom, 1,748 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Discover modern comfort and convenience in this brand-new townhouse, ideally located in a vibrant inner-city community.

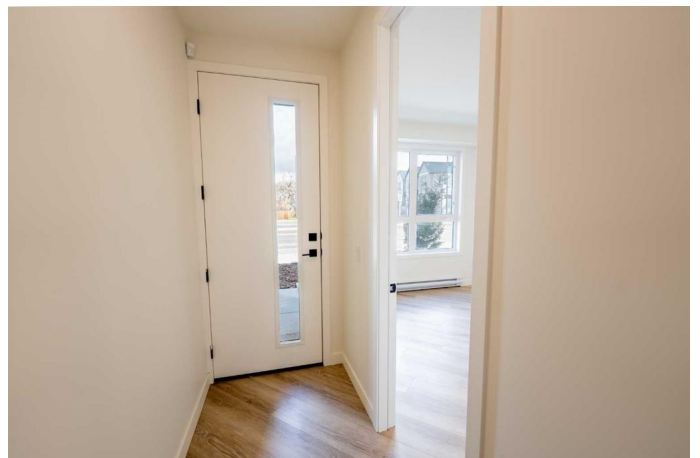
The ground-level entry welcomes you into a thoughtfully designed foyer, offering access to the single attached garage and a self-contained studio—perfect for guests, a home office, or additional rental income.

Upstairs, a stylish vinyl plank staircase leads to the open-concept main floor, where you™ll find a bright, well-appointed kitchen featuring floor-to-ceiling cabinetry, stainless steel appliances, quartz countertops, and a built-in buffet for extra storage. A cozy dining nook complements the space, ideal for casual meals and entertaining.

The main living area is spacious and filled with natural light from two large windows, and includes a convenient two-piece guest bathroom.

The upper floor features two generously sized primary bedrooms, each complete with a four-piece ensuite and ample closet space. A dedicated laundry area is also located on this level for added convenience.

Just steps from local shops, cafes, and services, with quick access to the Trans-Canada Highway, Stoney Trail, Shouldice Park, and the Bow River, this is an



exceptional opportunity to enjoy the best of Calgary’s west end. Move-in ready and awaiting your personal touch!

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2214310      |
| Price          | \$770,000     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,748         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 4907 Bowness Road Nw |
| Subdivision | Montgomery           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3B 0B6              |

**Amenities**

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

**Interior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks |
| Appliances        | None                                         |
| Heating           | Forced Air, Natural Gas                      |

|          |      |
|----------|------|
| 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    | April 25th, 2025 |
| Days on Market | 4                |
| Zoning         | M-C1             |

## Listing Details

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

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