

# \$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.

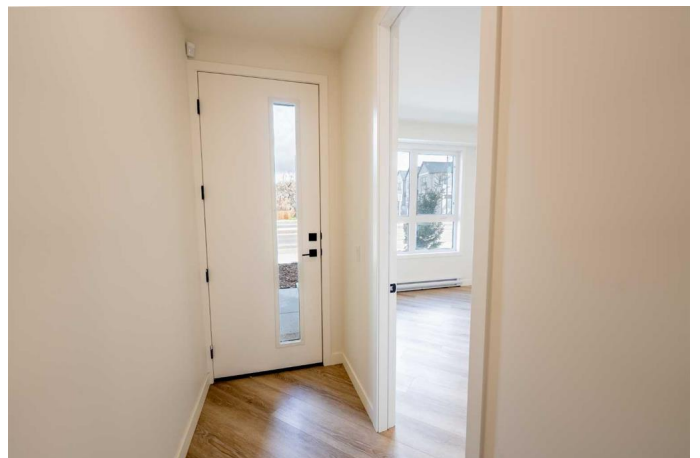
The ground-level entry welcomes you into a thoughtfully designed foyer, offering access to the single attached garage and a self-contained studio—perfect for guests, a home office, or additional rental income.

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	13
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX House of Real Estate
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