# \$730,000 - 4907 Bowness Road Nw, Calgary

MLS® #A2214310

# \$730,000

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 studioâ€"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'II 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 \$730.000

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 1H1

#### **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 76

Zoning M-C1

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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