

# \$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.

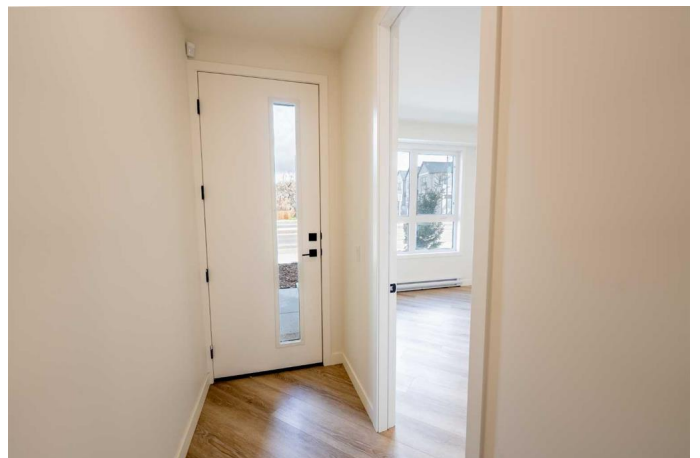
The ground-level entry welcomes you into a thoughtfully designed foyer, offering access to the single attached garage and a self-contained studio—perfect for guests, a home office, or additional rental income.

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	23
Zoning	M-C1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.