

# \$695,000 - 4909 Bowness Road Nw, Calgary

MLS® #A2239156

**\$695,000**

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	\$695,000
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	9
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.