

# \$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	12
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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