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GRASSROOTS
REALTY GROUP

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4903 Bowness Road NW
Calgary, Alberta

MLS # A2214294

$539,000

Division:	Montgomery		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,079 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	2	**Baths:**	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt/Gravel	**Condo Fee:**	$ 220
Basement:	None	**LLD:**	-
Exterior:	Composite Siding, Stucco	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks

Inclusions: None

This brand-new unit offers modern living in a vibrant, well-connected location. Step into a bright and welcoming foyer with convenient access to the single-car garage, utility room, and front hall closet. Stylish vinyl plank flooring leads you to the main living area, filled with natural light from three expansive picture windows. Step out onto the east-facing deck—perfect for morning coffee or relaxed evenings. The chef-inspired kitchen features floor-to-ceiling cabinetry, quartz countertops, a deep stainless steel island sink, premium stainless steel appliances, and bar seating for three. The adjoining family room is thoughtfully designed for both intimate evenings and comfortable entertaining. Upstairs, you’ll find two well-appointed bedrooms with built-in closet organizers and a shared three-piece bathroom. A plush, carpeted staircase enhances the cozy feel of this upper level. Located just steps from local shops and services, and offering quick access to the Trans-Canada Highway, Stoney Trail, Sholdice Park, and the Bow River—this is a fantastic opportunity to enjoy the best of inner-city living. Now move-in ready and awaiting your personal touch!