

**4907 Bowness Road NW**  
**Calgary, Alberta**

**MLS # A2214310**



**\$730,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,748 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 220
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** None

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!