

**4903 Bowness Road NW**  
**Calgary, Alberta**

**MLS # A2272603**



**\$430,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,099 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 220
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island		

**Inclusions:** n/a

Brand New Modern Living in the Heart of Montgomery! Experience a sophisticated lifestyle in this pristine, move-in-ready unit. A bright and welcoming foyer greets you with direct access to the single-car garage and a convenient utility room. Follow the stylish vinyl plank flooring up to the main living area, where three expansive picture windows flood the space with natural light. The open-concept layout is anchored by a chef-inspired kitchen featuring floor-to-ceiling cabinetry, gleaming quartz countertops, premium stainless steel appliances, and a central island with seating for three. Step out onto your private deck—the ideal spot for morning coffee or unwinding in the evening. The upper level offers a cozy retreat with plush carpeting and two generously sized bedrooms, both equipped with built-in closet organizers and served by a sleek 3-piece bathroom. Located in a sought-after community, you are steps from local shops and moments from the active lifestyle offered by Shouldice Park and the Bow River pathways. With quick access to the Trans-Canada and Stoney Trail, this home offers the perfect blend of modern luxury and exceptional convenience. The building is protected by a full New Home Warranty, offering: 2 Years for Labour and Materials, 2 Years for Delivery and Distribution Systems, 5 Years for Building Envelope Protection, and 10 Years for Major Structural Components. A secure, high-yield asset in a prime location!