

4905 Bowness Road NW
Calgary, Alberta

MLS # A2272621



\$610,000

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|------------------|------------------------|---------------|------------------|
| Division: | Montgomery | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,618 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane | | |

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|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Baseboard, Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 220 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | MC-1 |
| Foundation: | Slab | Utilities: | - |
| Features: | Closet Organizers | | |

Inclusions: n/a

Welcome to 4905 Bowness Road NW, a brand-new residence boasting over 1,600 sq. ft. of above-grade living space and incredible versatility. Unique to this unit is the ground-level LEGAL suite, complete with a full 3-piece bathroom. This flexible space is perfect for a private home office, guest accommodation, or as a revenue-generating rental—whether long-term or short-term and Home-Base Occupation (subject to City of Calgary permitted uses). Ascend to the main living area, where stylish vinyl plank flooring and expansive picture windows create a bright, airy atmosphere. The open-concept design is anchored by a chef-inspired kitchen featuring floor-to-ceiling cabinetry, gleaming quartz countertops, premium stainless steel appliances, and a central island with bar seating. A convenient 2-piece powder room and access to the private east-facing deck round out this level, making it perfect for entertaining or relaxing with morning coffee. The upper level offers a peaceful retreat with plush carpeting and two well-appointed bedrooms, served by their own 4-piece en-suites. Beyond the luxury finishes, this building offers total peace of mind with a comprehensive New Home Warranty, including 2 year for labour and materials, 2 years for delivery and distribution systems, 5 years for building envelope protection, and 10 years for major structural components. Located steps from the Bow River, Shouldice Park, and local shops, with easy access to the Trans-Canada Highway and Stoney Trail, this home combines modern luxury, investment potential, and an unbeatable lifestyle location.