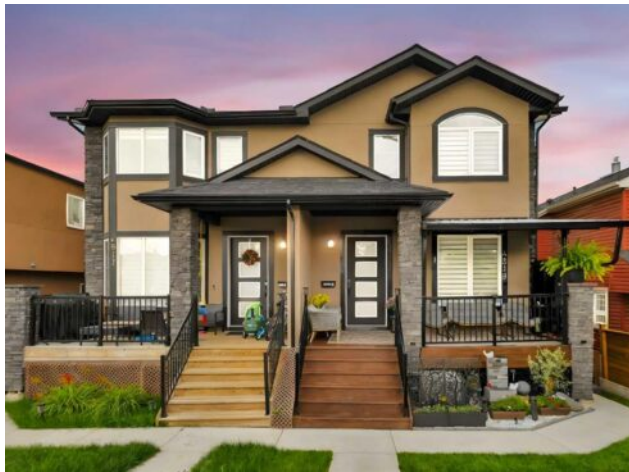


**#2, 4519 bowness Road NW
Calgary, Alberta**

MLS # A2305787



\$549,000

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,213 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	MU-1 f3.0h16
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

| WALK-OUT BASEMENT | NO CONDO FEE | SELF-MANAGED TOWNHOUSE| Nestled on a friendly street in the highly sought-after community of Montgomery, this charming two-story home is an ideal choice for new families seeking a warm and inviting atmosphere. Step inside to find a thoughtfully designed layout with central air conditioning for year-round comfort. This upgraded home offers more than 1,700 sq.ft of living space. The main level is filled with natural light and features a functional kitchen with a pantry, a dining area, and a cozy corner gas fireplace—creating a welcoming heart for the home. Upstairs, you’ll find two generously sized bedrooms, each complete with a walk-in closet and its own 4-piece ensuite bathroom. The fully finished walkout basement includes an additional bedroom and a 3-piece bathroom, offering extra living space that’s perfect for entertaining guests or relaxing with family. Location is a true highlight—this home is just minutes from playgrounds, shopping centers, Canada Olympic Park, the University of Calgary, Foothills Medical Centre, Alberta Children’s Hospital, and Market Mall. With easy access to Trans-Canada Highway and Crowchild Trail, your commute could not be more convenient. Your dream home awaits—don’t miss out, schedule a viewing today!