

**4905 Bowness Road NW**  
**Calgary, Alberta**

**MLS # A2311646**



**\$610,000**

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

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic 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>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	MC-1
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** N/A

**\*\*Openhouse 11:00 am to 1:00 pm\*\*** | 3 Beds, 3.5 Bath | Ground-Level Legal Suite | Heated Single-Attached Garage | 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.