

4907 Bowness Road NW  
Calgary, Alberta

MLS # A2214310



\$730,000

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

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Forced Air, Natural Gas                      | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                          | Sewer:     | -      |
| Roof:       | Asphalt/Gravel                               | Condo Fee: | \$ 220 |
| Basement:   | None   | LLD:       | -      |
| Exterior:   | Composite Siding, Stucco                     | Zoning:    | M-C1   |
| Foundation: | Poured Concrete                              | Utilities: | -      |
| Features:   | 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!