4907 Bowness Road NW
Calgary, Alberta

MLS # A2214310

$770,000

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!