

\$695,000 - 4909 Bowness Road Nw, Calgary

MLS® #A2239156

\$695,000

2 Bedroom, 4.00 Bathroom, 1,832 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Experience Contemporary Living in
Calgary's Vibrant West End

This newly built townhouse blends modern
design with everyday functionality, nestled in a
dynamic inner-city neighbourhood.

Step inside through the ground-level entrance
to a spacious foyer that connects to a single
attached garage and a versatile self-contained
studio—ideal for guests, remote work, or
generating rental income.

Upstairs, luxury vinyl plank stairs lead to a
bright and open main floor. The sleek kitchen
is outfitted with full-height cabinetry, stainless
steel appliances, quartz countertops, and a
built-in buffet for additional storage. A cozy
dining nook offers the perfect setting for
relaxed meals or casual entertaining.

The airy living area features two oversized
windows that flood the space with natural light,
along with a convenient two-piece powder
room for guests.

On the upper level, you'll find two large
primary suites, each with its own four-piece
ensuite and generous closet space. A
dedicated laundry area on this floor adds to
the home's practical appeal.

Located steps from local cafes, shops, and
services, and offering quick access to the
Trans-Canada Highway, Stoney Trail,
Shouldice Park, and the Bow River, this
move-in ready home offers exceptional
lifestyle and investment potential.

Built in 2025



Essential Information

MLS® #	A2239156
Price	\$695,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,832
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	4909 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1H1

Amenities

Amenities	Storage
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	See Remarks

Roof	Asphalt/Gravel
Construction	Composite Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	2
Zoning	M-C1

Listing Details

Listing Office	RE/MAX House of Real Estate
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