

# \$539,000 - 4903 Bowness Road Nw, Calgary

MLS® #A2214294

**\$539,000**

2 Bedroom, 1.00 Bathroom, 1,079 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

This brand-new unit offers modern living in a vibrant, well-connected location. Step into a bright and welcoming foyer with convenient access to the single-car garage, utility room, and front hall closet.

Stylish vinyl plank flooring leads you to the main living area, filled with natural light from three expansive picture windows. Step out onto the east-facing deck—perfect for morning coffee or relaxed evenings.

The chef-inspired kitchen features floor-to-ceiling cabinetry, quartz countertops, a deep stainless steel island sink, premium stainless steel appliances, and bar seating for three. The adjoining family room is thoughtfully designed for both intimate evenings and comfortable entertaining.

Upstairs, you'll find two well-appointed bedrooms with built-in closet organizers and a shared three-piece bathroom. A plush, carpeted staircase enhances the cozy feel of this upper level.

Located just steps from local shops and services, and offering quick access to the Trans-Canada Highway, Stoney Trail, Sholdice Park, and the Bow River—this is a fantastic opportunity to enjoy the best of inner-city living. Now move-in ready and awaiting your personal touch!



Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2214294      |
| Price          | \$539,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,079         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 4903 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, Open Floorplan, See Remarks |
| Appliances        | None   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | See Remarks              |
| Roof              | Asphalt/Gravel           |
| Construction      | Stucco, Composite Siding |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 99               |
| Zoning         | M-C1             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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