

\$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

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|----------------|-----------------|
| Date Listed | July 16th, 2025 |
| Days on Market | 14 |
| Zoning | M-C1 |

Listing Details

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

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