

# \$549,999 - 1, 4507 Bowness Road Nw, Calgary

MLS® #A2220334

**\$549,999**

3 Bedroom, 4.00 Bathroom, 1,162 sqft  
Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Open house- Saturday 1 - 3 pm. This modern, energy-efficient two-story home is move-in ready and located in the highly desirable inner-city neighborhood of Montgomery. Enjoy a central location close to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Canada Olympic Park, Market Mall, and the Trans-Canada Highway—providing easy access to the Rockies. Just steps from Shouldice and Edworthy Parks, you'll experience some of the city's best river and mountain sunsets.

The main level features a bright, open living room with large windows, a cozy fireplace, 9-foot ceilings, and elegant hardwood floors. The gourmet kitchen is equipped with granite countertops, stainless steel appliances, ample cabinetry, a walk-in pantry, and a spacious dining area ideal for hosting.

Upstairs, the generous primary suite includes a large picture window, private balcony with serene views, a luxurious 5-piece ensuite with dual sinks, jetted tub, glass-enclosed shower, and a massive walk-in closet with built-ins. A second primary bedroom also features a large window, closet, and a 4-piece ensuite with a tub/shower combo. For added convenience, the laundry area with front-load washer and dryer is located on the upper level, along with a linen closet.

The fully developed basement offers a large



recreation/media room, an additional bedroom with egress window, a 3-piece bathroom with shower, and plenty of storage space. This self-managed condo complex has no condo fees.

Don't miss out! schedule your showing today!

Built in 2016

### Essential Information

MLS® #	A2220334
Price	\$549,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,162
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1, 4507 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 0A9

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Range
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Days on Market	8
Zoning	MU-1

## Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.