

# \$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

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), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
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	1
Zoning	MU-1

## Listing Details

Listing Office	MaxWell Canyon Creek
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