## 4907 Bowness Road NW
## Calgary, Alberta

**MLS # A2214310**

# $770,000

| | |
|---|---|
| **Division:** | Montgomery |
| **Type:** | Residential/Five Plus |
| **Style:** | Townhouse |
| **Size:** | 1,748 sq.ft. |
| **Age:** | 2025 (0 yrs old) |
| **Beds:** | 2 |
| **Baths:** | 3 full / 1 half |
| **Garage:** | Single Garage Attached |
| **Lot Size:** | - |
| **Lot Feat:** | See Remarks |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt/Gravel | **Condo Fee:** | $ 220 |
| **Basement:** | None | **LLD:** | - |
| **Exterior:** | Composite Siding, Stucco | **Zoning:** | M-C1 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | No Animal Home, No Smoking Home, See Remarks | | |

**Inclusions:** None

Discover modern comfort and convenience in this brand-new townhouse, ideally located in a vibrant inner-city community.  The ground-level entry welcomes you into a thoughtfully designed foyer, offering access to the single attached garage and a self-contained studio&mdash;perfect for guests, a home office, or additional rental income.  Upstairs, a stylish vinyl plank staircase leads to the open-concept main floor, where you&rsquo;ll find a bright, well-appointed kitchen featuring floor-to-ceiling cabinetry, stainless steel appliances, quartz countertops, and a built-in buffet for extra storage. A cozy dining nook complements the space, ideal for casual meals and entertaining.  The main living area is spacious and filled with natural light from two large windows, and includes a convenient two-piece guest bathroom.  The upper floor features two generously sized primary bedrooms, each complete with a four-piece ensuite and ample closet space. A dedicated laundry area is also located on this level for added convenience.  Just steps from local shops, cafes, and services, with quick access to the Trans-Canada Highway, Stoney Trail, Shouldice Park, and the Bow River, this is an exceptional opportunity to enjoy the best of Calgary&rsquo;s west end. Move-in ready and awaiting your personal touch!