1, 4507 Bowness Road NW
Calgary, Alberta

MLS # A2220334

$549,999

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,162 sq.ft.	**Age:**	2016 (9 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 0
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	MU-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	None		

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!