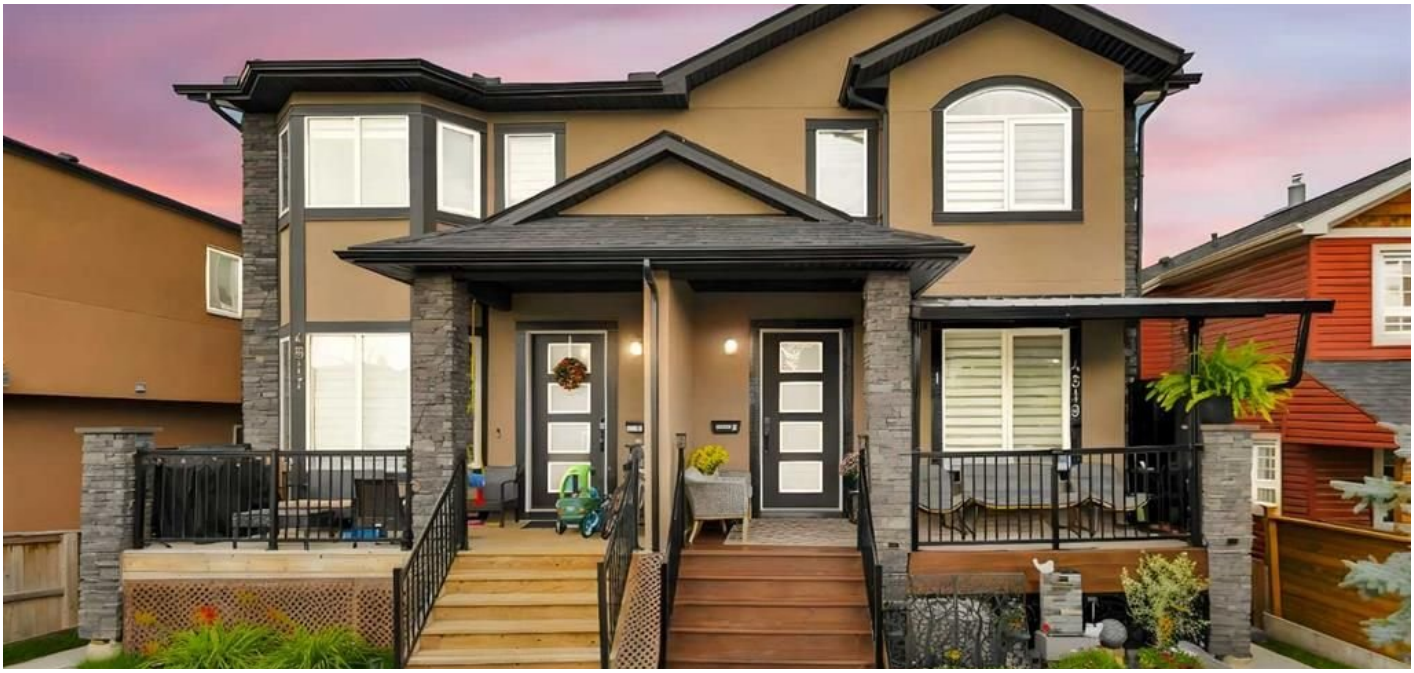
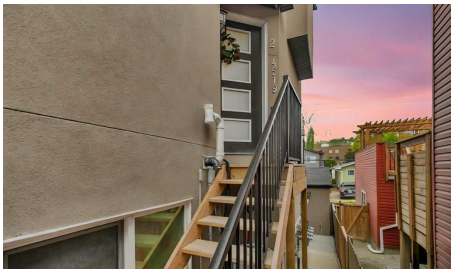
#2 4519 bowness Road NW

Calgary | Active | MLS® A2335958

$549,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2017**	**1,213.06 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

| WALK-OUT BASEMENT | NO CONDO FEE | SELF-MANAGED TOWNHOUSE|
Nestled on a friendly street in the highly sought-after community of Montgomery, this charming two-story home is an ideal choice for new families seeking a warm and inviting atmosphere.
Step inside to find a thoughtfully designed layout with central air conditioning for year-round comfort. This upgraded home offers more than 1,700 sq.ft of living space. The main level is filled with natural light and features a functional kitchen with a pantry, a dining area, and a cozy corner gas fireplace-creating a welcoming heart for the home.
Upstairs, you'll find two generously sized bedrooms, each complete with a walk-in closet and its own 4-piece ensuite bathroom.
The fully finished walkout basement includes an additional bedroom and a 3-piece bathroom, offering extra living space that's perfect for entertaining guests or relaxing with family.
Location is a true highlight-this home is just minutes from playgrounds, shopping centers, Canada Olympic Park, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and Market Mall. With easy access to Trans-Canada Highway and Crowchild Trail, your commute could not be more convenient.
Your dream home awaits-don't miss out, schedule a viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335958
Bedrooms	3
Bathrooms	4
Year Built	2017
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,213.06 sq. ft.
Condo Fee:	$.00
Condo Fee Includes:	See Remarks
Front Exposure:	Northeast
Entry Level:	2
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2017 (Age: 9)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	2011386
Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	Central Air

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Montgomery
Amenities:	Other
Appliances:	Dishwasher, Electric Stove, Range, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Living Room · 20' × 10'5" ·
Main Floor	Kitchen · 10'2" × 9'1" ·
Main Floor	Dining Room · 11'6" × 8' ·
Main Floor	Foyer · 5'9" × 5'1" ·
Upper Level	Bedroom - Primary · 16'8" × 10'9" ·
Upper Level	Bedroom · 10'3" × 9'10" ·
Upper Level	Walk-In Closet · 6'10" × 4'6" ·
Upper Level	Walk-In Closet · 7'10" × 4'11" ·
Basement	Game Room · 13'9" × 10'8" ·

Basement	Furnace/Utility Room · 8' × 6'4" ·
Basement	Bedroom · 11'6" × 10'9" ·
Basement	Storage · 4'2" × 3' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Other
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	MU-1 f3.0h16
Listed Date:	Aug 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2-4519-bowness-road-nw-calgary-a2335958/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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