4 6144 BOWNESS Road NW

Calgary | Active | MLS® A2358350

$335,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1976**	**927.84 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

OPEN HOUSESAT NOV 21, 1-3PM***SUN NOV 22, 1-3PM*** Welcome to Bowness, where neighbourhood charm, outdoor adventure and everyday convenience come together! Nestled within a quiet, self-managed five-unit townhouse complex, this beautifully maintained and thoughtfully updated two-storey home offers a private fenced backyard, two assigned parking stalls right outside your door, with low condo fees.

Step inside to a bright, open-concept main floor with large windows and rich dark laminate flooring. The refreshed kitchen features new quartz countertops, white cabinetry, matte-black hardware and faucets, tile backsplash and coordinating black appliances. A custom built-in breakfast nook with bench seating is perfect for morning coffee, casual meals or gathering with friends.

Upstairs are two generously sized bedrooms, including a spacious primary bedroom that comfortably accommodates a king-sized bed and features a walk-in closet. An updated four-piece bathroom and select updated windows add to the appeal.

The fully finished basement offers a cozy family room for movie nights, games or relaxing. An additional flex room offers the potential for use as a third bedroom (non-egress window), guest space, home office or hobby room. A three-piece bathroom with a stand-up shower and separate laundry area complete this level.

Outside, the private northeast-facing backyard has been thoughtfully landscaped with updated steps, a newer wood deck, a dedicated dog run and a fully fenced yard, ideal for summer evenings, entertaining or simply unwinding outdoors. Two assigned parking stalls add everyday convenience.

And then there's the location! Enjoy the Bowness lifestyle with independent cafés, restaurants, local pubs, shopping, schools and transit nearby. Just a few blocks from the Bow River and its extensive pathway system, you're close to Bowness Park and the beautiful river valley's walking and cycling routes. Downtown Calgary is approximately 15 minutes away, with the Rocky Mountains roughly an hour's drive.

Whether you're a first-time buyer, professional couple, young family or investor, this charming, move-in-ready townhouse offers a wonderful opportunity to call Bowness home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358350
Bedrooms	2
Bathrooms	2

Year Built	1976
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:	927.84 sq. ft.
Main Level Finished Area:	447.92 sq. ft.
Upper Level Finished Area:	479.92 sq. ft.
Below Grade Finished Area:	447.92 sq. ft.
Condo Fee:	$148.00
Condo Fee Includes:	Insurance, Reserve Fund Contributions
Front Exposure:	Northeast
Unit Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1976 (Age: 50)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0

Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	0013185
Heating:	Central, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Alley Access, Assigned, Off Street, Side By Side, Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Bowness
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	TWO OUTDOOR SHEDS IN YARD

Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Kitchen · 13'11" × 10'4" ·
Main Floor	Family Room · 13'11" × 8'2" ·
Main Floor	Breakfast Nook · 10'4" × 6'8" ·
Main Floor	Living Room · 16'5" × 11'7" ·
Main Floor	Foyer · 3'11" × 3'5" ·
Upper Level	Bedroom - Primary · 13'2" × 11'8" ·
Upper Level	Bedroom · 15'3" × 8' ·
Lower Level	Laundry · 9'9" × 4'11" ·
Lower Level	Den · 13'11" × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, No Smoking Home, Quartz Counters
Exterior Features:	Dog Run, Private Entrance, Private Yard, Storage
Patio And Porch Features:	Patio, See Remarks
Lot Features:	Few Trees
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4-6144-bowness-road-nw-calgary-a2358350/

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