

# \$594,900 - #2, 4519 Bowness Road Nw, Calgary

MLS® #A2251007

**\$594,900**

3 Bedroom, 4.00 Bathroom, 1,213 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

| WALK-OUT BASEMENT | NO CONDO FEE |  
SELF-MANAGED CONDO|

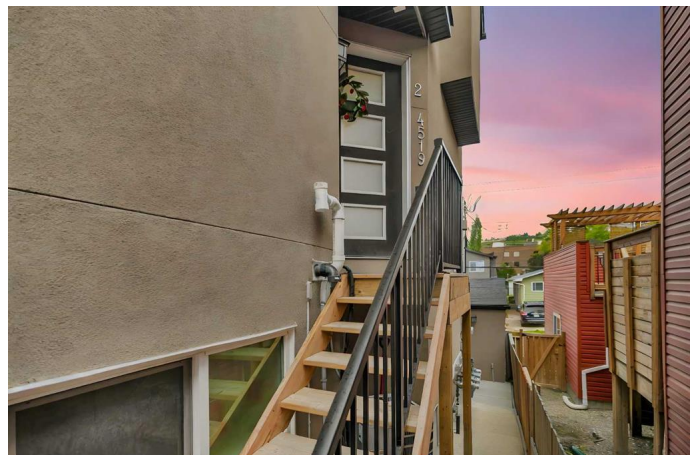
Nestled on a friendly street in the highly sought-after community of Montgomery, this charming two-story home is an ideal choice for new families seeking a warm and inviting atmosphere.

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!



Built in 2017

## Essential Information

MLS® #	A2251007
Price	\$594,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,213
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	#2, 4519 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0A9

## Amenities

Amenities	Other
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 22nd, 2025
Zoning	MU-1 f3.0h16

## Listing Details

Listing Office	TREC The Real Estate Company
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