\$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 fireplaceâ€"creating a welcoming heart for the home.

Upstairs, you'II 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 highlightâ€"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 awaitsâ€"don't miss out, schedule a viewing today!







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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