

**4905 Bowness Road NW
Calgary, Alberta**

MLS # A2311646



\$610,000

Division:	Montgomery		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,618 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Carport, Single Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	MC-1
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

| 3 Beds, 3.5 Bath | Ground-Level Legal Suite | Heated Single-Attached Garage | Welcome to 4905 Bowness Road NW, a brand-new residence boasting over 1,600 sq. ft. of above-grade living space and incredible versatility. Unique to this unit is the ground-level LEGAL suite, complete with a full 3-piece bathroom. This flexible space is perfect for a private home office, guest accommodation, or as a revenue-generating rental—whether long-term or short-term and Home-Base Occupation (subject to City of Calgary permitted uses). Ascend to the main living area, where stylish vinyl plank flooring and expansive picture windows create a bright, airy atmosphere. The open-concept design is anchored by a chef-inspired kitchen featuring floor-to-ceiling cabinetry, gleaming quartz countertops, and premium stainless steel appliances. A convenient 2-piece powder room and access to the private east-facing deck round out this level, making it perfect for entertaining or relaxing with morning coffee. The upper level offers a peaceful retreat with plush carpeting and two well-appointed bedrooms, served by their own 4-piece en-suites. Beyond the luxury finishes, this building offers total peace of mind with a comprehensive New Home Warranty, including 2 year for labour and materials, 2 years for delivery and distribution systems, 5 years for building envelope protection, and 10 years for major structural components. Located steps from the Bow River, Shouldice Park, and local shops, with easy access to the Trans-Canada Highway and Stoney Trail, this home combines modern luxury, investment potential, and an unbeatable lifestyle location.