

4907 Bowness Road NW  
Calgary, Alberta

MLS # A2311793



## \$625,000

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	2,046 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Attached Carport, Carport, Heated Garage, Off Street, Parking Pad, Single G		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 220
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** 2nd refrigerator, 2nd OTR Microwave, 2nd Dishwasher

| 3 Beds, 3.5 Bath | Ground-Level Legal Suite | Heated Single-Attached Garage | Welcome to 4907 Bowness Road NW &mdash; a brand-new residence offering over 2,000 sq. ft. of above-grade living space designed for modern lifestyles and savvy investors alike. The standout feature of this home is the ground-level LEGAL suite, complete with its own full 3-piece bathroom. Whether you envision a private home office, guest quarters, or a revenue-generating rental &mdash; short-term, long-term, or Home-Based Occupation (subject to City of Calgary permitted uses) &mdash; this space delivers unmatched flexibility from day one. The main living area impresses with stylish vinyl plank flooring and expansive picture windows that flood the space with natural light. An open-concept layout centers around a chef-inspired kitchen with floor-to-ceiling cabinetry, quartz countertops, premium stainless steel appliances, and a central island with bar seating. A 2-piece powder room and access to the private deck complete this level &mdash; ideal for entertaining or enjoying your morning coffee. Upstairs, two generously sized bedrooms each feature their own 4-piece en-suite, offering comfort and privacy for the whole household. The heated single-attached garage adds everyday convenience and year-round practicality &mdash; a true Alberta essential. Added peace of mind comes with a comprehensive New Home Warranty: 2 years for labour and materials, 2 years for delivery and distribution systems, 5 years for building envelope protection, and 10 years for major structural components. Perfectly positioned steps from the Bow River, Shouldice Park, and local amenities, with quick access to the Trans-Canada Highway and Stoney Trail &mdash; this is modern luxury, lifestyle, and investment potential all in one.