

# \$589,900 - 1, 4517 Bowness Road Nw, Calgary

MLS® #A2253837

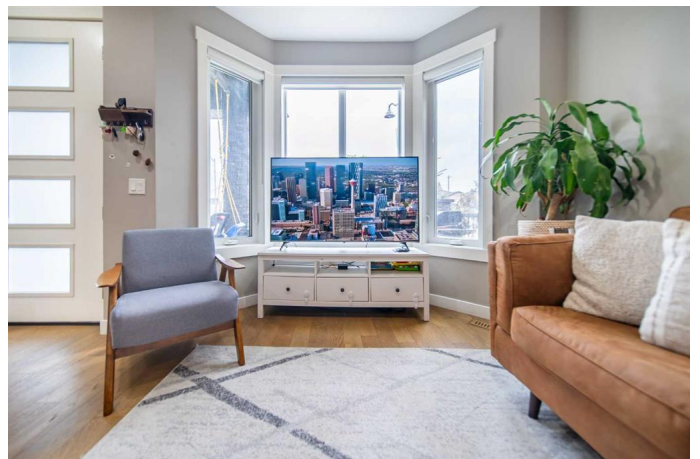
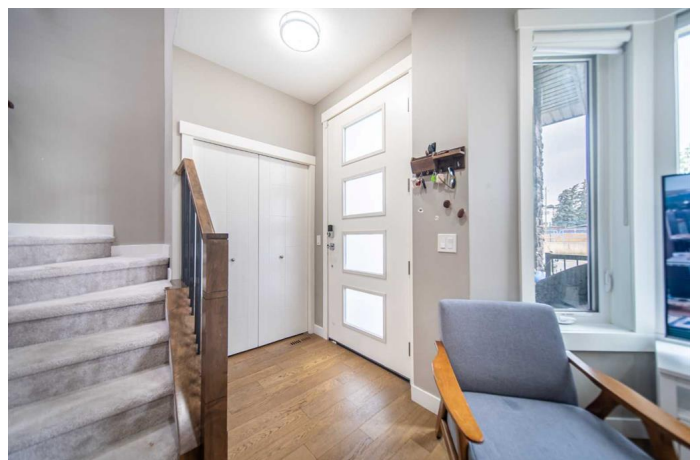
**\$589,900**

3 Bedroom, 4.00 Bathroom, 1,113 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

**NO CONDO FEES | SELF-MANAGED CONDO** - Welcome to this stunning 2-storey townhouse in the highly desirable community of Bowness, thoughtfully designed with both functionality and style in mind. Featuring 2+1 bedrooms, 3.5 bathrooms, and over 1,600 sq. ft. of beautifully developed living space, this home is perfect for families, first-time buyers, or savvy investors. The open-concept main floor is ideal for entertaining, with a modern color palette, hardwood flooring, and a gas fireplace with tiled surround that creates a warm and inviting atmosphere. The gourmet kitchen is a true showstopper, equipped with a center island, sleek quartz countertops, a stunning hexagon tile backsplash, and ample storage with a corner pantry and built-in shelving. To top it off, the refrigerator and dishwasher were replaced in 2023, and the microwave in 2025, offering modern convenience and peace of mind. Upstairs, the primary suite is a private retreat, complete with a bay window, abundant natural light, and a 3-piece ensuite bathroom. A second spacious bedroom and a 4-piece bathroom complete this level. The fully developed basement expands your living space with a cozy family room, a third bedroom, and another 4-piece ensuite bathroom, making it perfect for guests, a home office, or a flex space. Additional highlights include a single-car detached garage for secure parking and storage, plus an extra visitor parking stall. With no condo fees, modern finishes, updated appliances, and an



unbeatable location, this property truly embodies luxury and value in Bowness. Steps from schools, parks, shopping, and major routes, it's the ideal place to call home.

Built in 2017

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2253837      |
| Price          | \$589,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,113         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1, 4517 Bowness Road Nw |
| Subdivision | Montgomery              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3B 0A9                 |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | None                                |
| Parking Spaces | 1                                   |
| Parking        | See Remarks, Single Garage Detached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s) |
|-------------------|-----------------------------------------------------------------------------------------|

|                 |                                                     |
|-----------------|-----------------------------------------------------|
| Appliances      | Dishwasher, Electric Range, Microwave, Washer/Dryer |
| Heating         | High Efficiency, Forced Air                         |
| Cooling         | Central Air                                         |
| Fireplace       | Yes                                                 |
| # of Fireplaces | 1                                                   |
| Fireplaces      | Gas                                                 |
| Has Basement    | Yes                                                 |
| Basement        | Finished, Full                                      |

## Exterior

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 9                    |
| Zoning         | MU-1 f3.0h16         |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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