



GRASSROOTS
REALTY GROUP

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1, 4517 Bowness Road NW
Calgary, Alberta

MLS # A2253837



\$589,900

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,113 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	See Remarks, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	MU-1 f3.0h16
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	Shelves (secondary bedroom).		

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.