



**GRASSROOTS**  
REALTY GROUP

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1, 4513 Bowness Road NW  
Calgary, Alberta

MLS # A2260033



**\$550,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Rectangular Lot, See Remarks, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 328
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	MU-1 f3.0h16
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

This beautifully updated 3 bedroom, 3.5-bath townhome offers a fantastic layout &mdash; ideal for roommates or a rental opportunity close to University of Calgary, downtown and Foothills and Alberta Children's Hospital. Step inside to find new vinyl plank flooring on the main level, new carpet upstairs and down and new paint top to bottom! The spacious living room welcomes you with a tile-faced gas fireplace, and a wall-mount for your TV. The chef's kitchen is a true showstopper with new cabinetry, glass tile backsplash, granite countertops, upgraded stainless steel appliances with gas stove, and a breakfast bar that flows seamlessly into the dining room. Upstairs, the primary retreat impresses with a walk-in closet and a luxurious 5-piece ensuite complete with soaker tub, separate shower, and dual sinks. A second oversized bedroom with sliding doors to a private patio and a 4-piece ensuite rounds out the upper level. The fully finished basement expands your living space with a generous family/recreation room, large third bedroom, and another full 4-piece ensuite bathroom. Additional features include a single detached garage plus permitted street parking directly in front of unit. All of this in an unbeatable location&mdash;just steps from boutique shops, cafes, and highly rated restaurants like NOtable. This move-in-ready home offers the perfect blend of comfort, convenience, and investment potential.