



GRASSROOTS
REALTY GROUP

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4903 Bowness Road NW
Calgary, Alberta

MLS # A2272603



\$430,000

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Montgomery | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,099 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane | | |

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

Inclusions: n/a

Brand New Modern Living in the Heart of Montgomery! Experience a sophisticated lifestyle in this pristine, move-in-ready unit. A bright and welcoming foyer greets you with direct access to the single-car garage and a convenient utility room. Follow the stylish vinyl plank flooring up to the main living area, where three expansive picture windows flood the space with natural light. The open-concept layout is anchored by a chef-inspired kitchen featuring floor-to-ceiling cabinetry, gleaming quartz countertops, premium stainless steel appliances, and a central island with seating for three. Step out onto your private deck—the ideal spot for morning coffee or unwinding in the evening. The upper level offers a cozy retreat with plush carpeting and two generously sized bedrooms, both equipped with built-in closet organizers and served by a sleek 3-piece bathroom. Located in a sought-after community, you are steps from local shops and moments from the active lifestyle offered by Shouldice Park and the Bow River pathways. With quick access to the Trans-Canada and Stoney Trail, this home offers the perfect blend of modern luxury and exceptional convenience. The building is protected by a full New Home Warranty, offering: 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. A secure, high-yield asset in a prime location!