



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1, 4507 Bowness Road NW
Calgary, Alberta

MLS # A2130888



\$599,999

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,162 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Underground Sprinklers		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	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:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

This contemporary two-story, energy-efficient residence is move-in ready. Situated in the highly sought-after inner city community of Montgomery, it boasts a prime central location. Conveniently positioned near the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Canada Olympic Park, Market Mall, and the Trans Canada Highway leading to the Rockies, it offers easy access to various amenities. Just steps away from Shouldice Park and Edworthy Park which provides city's best mountain and river sunsets. The main floor showcases a luminous and spacious living room with expansive windows and a welcoming fireplace, complemented by 9-foot ceilings and hardwood floors. The well-appointed kitchen boasts full luxury granite countertops, stainless steel appliances, ample storage with numerous cabinets, a walk-in pantry, and a dining area perfect for entertaining guests. Upstairs, the sizable master bedroom features a large picture window and a private balcony, offering scenic views ideal for unwinding after a long day. The luxurious 5-piece ensuite includes his and her sinks, a jetted tub, and a glass-door shower cubicle, while the massive walk-in closet is equipped with built-ins. Another master bedroom on the same level offers a large window, closet, and a 4-piece ensuite with a bathtub and shower. The front-load washer and dryer are conveniently situated on the upper level, alongside a linen closet. The fully finished basement features a spacious rec room/media room/living room, along with an additional 3-piece washroom (with shower) and a third bedroom with an egress window. Ample storage space is available in the basement for storing extra belongings. Please note that the condo complex is self-managed and does not have condo fees. Book your showing today before its gone.

Copyright (c) 2024 . Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.