

# \$594,900 - #2, 4519 Bowness Road Nw, Calgary

MLS® #A2251007

**\$594,900**

3 Bedroom, 4.00 Bathroom, 1,213 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

| WALK-OUT BASEMENT | NO CONDO FEE |  
SELF-MANAGED CONDO|

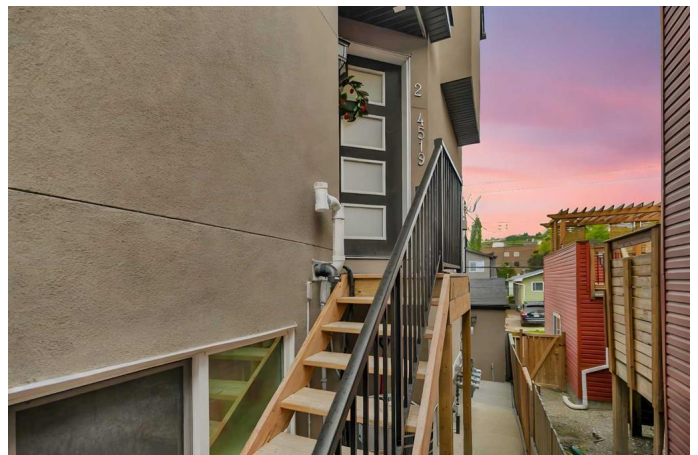
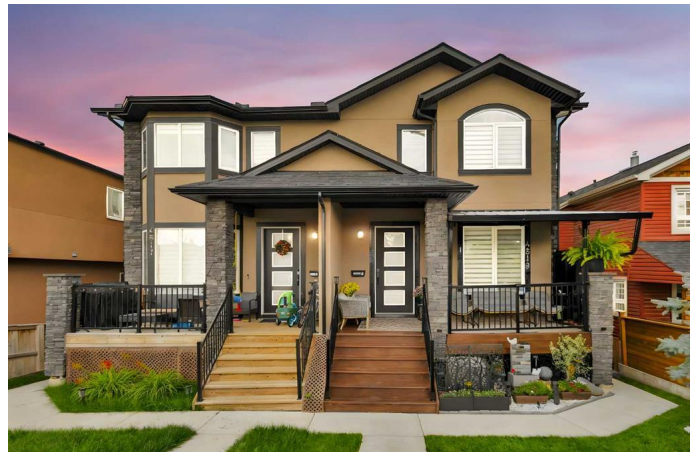
Nestled on a friendly street in the highly sought-after community of Montgomery, this charming two-story home is an ideal choice for new families seeking a warm and inviting atmosphere.

Step inside to find a thoughtfully designed layout with central air conditioning for year-round comfort. This upgraded home offers more than 1,700 sq.ft of living space. The main level is filled with natural light and features a functional kitchen with a pantry, a dining area, and a cozy corner gas fireplace—creating a welcoming heart for the home.

Upstairs, you'll find two generously sized bedrooms, each complete with a walk-in closet and its own 4-piece ensuite bathroom. The fully finished walkout basement includes an additional bedroom and a 3-piece bathroom, offering extra living space that's perfect for entertaining guests or relaxing with family.

Location is a true highlight—this home is just minutes from playgrounds, shopping centers, Canada Olympic Park, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and Market Mall. With easy access to Trans-Canada Highway and Crowchild Trail, your commute could not be more convenient.

Your dream home awaits—don't miss out, schedule a viewing today!



Built in 2017

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2251007      |
| Price          | \$594,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,213         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | #2, 4519 Bowness Road Nw |
| Subdivision | Montgomery               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3B 0A9                  |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | No Smoking Home                                               |
| Appliances        | Dishwasher, Electric Stove, Range, Refrigerator, Washer/Dryer |
| Heating           | High Efficiency, Forced Air, Natural Gas                      |
| Cooling           | Central Air                                                   |
| Fireplace         | Yes                                                           |
| # of Fireplaces   | 1                                                             |
| Fireplaces        | Gas                                                           |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 31                |
| Zoning         | MU-1 f3.0h16      |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.