

\$459,700 - 2, 4519 Bowness Road Nw, Calgary

MLS® #A2070092

\$459,700

3 Bedroom, 4.00 Bathroom, 1,078 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

INVESTOR/FIRST-TIME HOME BUYERS
ALERT | WALK-OUT BASEMENT | NO
CONDO FEE | LAST UNIT AVAILABLE |
SELF-MANAGED CONDO |

Introducing a stunning 2-storey, 2+1 bedroom, 3.5 bathroom home located in the highly desirable community of Bowness, designed with both functionality and aesthetics in mind. Boasting over 1500 sqft of beautifully developed living space, this home offers a seamless open-concept main floor layout, perfect for entertaining guests. The modern color palette sets a stylish tone, complimented by gorgeous hardwood flooring and a tiled surround gas fireplace, providing a cozy and welcoming atmosphere.

High-quality stainless steel appliances add a touch of luxury and practicality to this already impressive kitchen. The gourmet kitchen is a true standout feature, complete with a center island, sleek quartz countertops, and a stunning hexagon tile backsplash, offering modern elegance. Ample storage is available with a corner pantry fitted with built-in shelves, ensuring a clean and organized space. The upper level features a generously sized primary bedroom, a window providing ample natural light, and a 4 piece ensuite bathroom, offering a private oasis of relaxation. A second bedroom and a 4 piece family bathroom complete the upper level, making it the perfect space for a growing family or hosting guests.



The fully developed basement offers additional living space with a comfortable family room, a third bedroom, and another 3 piece bathroom, providing a versatile space that can be utilized as an office or a guest suite.

In addition to this beautiful home's impressive interior features, a convenient single-car garage is included for secure and sheltered parking. This can also be used as additional storage space. One visitor parking spot is available. There is also a possibility of an illegal- suite for the basement for someone who is looking to pull that extra cash-flow out of the property.

This incredible property is a rare find, offering a brand-new home at an excellent price in the highly sought-after community of Bowness. This home is the epitome of modern luxury living with its exceptional design, top-notch finishes, and unbeatable location.

Built in 2017

Essential Information

MLS® #	A2070092
Price	\$459,700
Sold Price	\$452,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,078
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status	Sold
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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	Quad or More Detached, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range, Refrigerator, Washer/Dryer
Heating	High Efficiency, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Other
Roof	Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2023
Date Sold	November 21st, 2023
Days on Market	113
Zoning	MU-1 f3.0h16
HOA Fees	0.00

Listing Details

Listing Office REAL BROKER

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