

\$569,999 - 1, 4809 Bowness Road Nw, Calgary

MLS® #A2086806

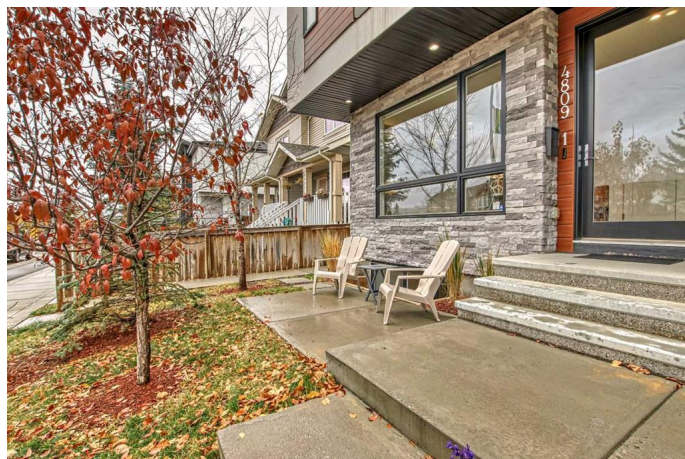
\$569,999

3 Bedroom, 4.00 Bathroom, 1,244 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome to this outstanding front corner unit in Montgomery. With high end finishes, Modern white kitchen with sleek black accents in hinges, handles, pulls, an open layout, 9'™ ceilings on all floors, and an impressive 18' vaulted primary bedroom, this home offers a luxurious living experience. Stylish, low-maintenance luxury vinyl flooring adorns the main and upper floors. Upgraded stainless steel appliances, including a wall oven/microwave and gas cooktop, complement the modern kitchen. The floor-to-ceiling tiled fireplace, accent-lit cabinetry, and high-end light fixtures showcase quality. Glass and custom wood stained railings throughout the home add sophistication. Central vacuum included. \$5k custom zebra roller blind window package with full black out in all bedrooms. Every bedroom and front entry closet, all have custom high end closets, providing tailored storage solutions which is not normal. Indulge in luxury in this high-end primary ensuite with a spacious, heated floor, a large, expansive shower, a stylish floating double vanity, a separate water closet, and an abundance of space for your comfort. What truly sets this property apart is the abundance of natural light and the inviting modern farmhouse feel that permeates the space. Grand and large windows fill the rooms with sunlight, creating a vibrant and comforting ambiance. It's not just about aesthetics; this functional basement is a versatile canvas for gatherings,



movie nights, and endless possibilities. Your private, secured, insulated, and drywalled garage—no sharing with neighbors! Versatile modern living, whether upsizing or downsizing. Just 15 minutes from downtown, this exceptional property offers convenient access to Bowness Park, river paths, markets, healthcare, pools, Canada Olympic Park, and the mountains. Impeccably maintained, it feels brand new. Impeccably maintained, it feels brand new, promising a lifestyle of comfort and luxury. Don't miss the chance to make it yours.

Built in 2018

Essential Information

MLS® #	A2086806
Price	\$569,999
Sold Price	\$574,933
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,244
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1, 4809 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0B6

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	October 24th, 2023
Days on Market	12
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER MOUNTAIN CENTRAL
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