

# \$575,000 - 4842 Bowness Road Nw, Calgary

MLS® #A2164867

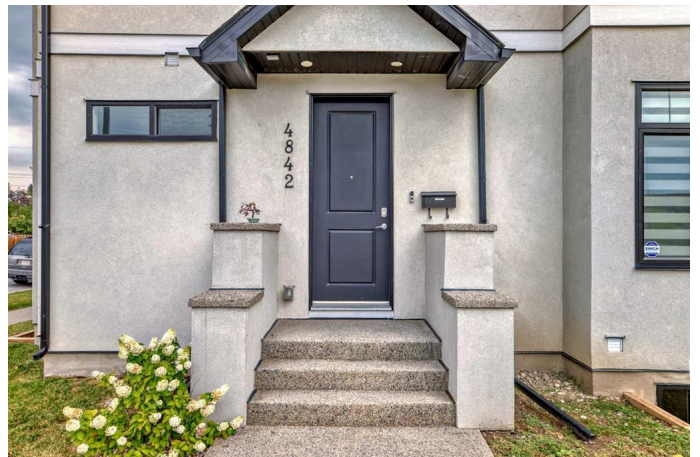
**\$575,000**

3 Bedroom, 4.00 Bathroom, 1,360 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

Located in the vibrant and historical community of Montgomery, this stunning 3 bed/4 bath condo is ready for you and has low condo fees. With clean lines, a fresh exterior, and modern finishes, it feels as though you're stepping into a home that has just been completed, still radiating that "brand new" aura. As you enter the home, the first thing that catches your attention is the natural light that pours into the unit. The modern kitchen is designed with both function and style in mind, offering ample space for cooking, entertaining, and gathering. The centerpiece of the kitchen is a large island, crowned with luxurious granite countertops. The backsplash in the kitchen is another standout feature. It provides a beautiful backdrop to the sleek cabinetry and modern stainless steel appliances. The living area, designed for comfort and modern aesthetics, is anchored by a contemporary fireplace that not only serves as a functional heating source but also as a visual focal point of the room. The home offers three spacious bedrooms, designed to provide both comfort and privacy. Two of these bedrooms come with their own ensuite bathrooms, making them ideal for families or guests who value personal space. The master suite, in particular, is a true retreat and provides a serene space for rest and rejuvenation. This home also features a third full bathroom and a convenient half-bath for guests. The exterior of the house is an inviting combination of modern architectural details and practical living space.



Its neutral color palette and clean façade give the house an upscale, yet warm and welcoming presence. One of the great advantages of this home is its seamless integration between indoor and outdoor living spaces. Just off the kitchen, there's a door leading to a well-appointed backyard that is perfect for entertaining or simply enjoying the outdoors. The home features a natural gas hook-up for a barbecue, allowing for easy outdoor cooking without the hassle of propane tanks. In addition to the ample indoor living space, this home also features a single vehicle shared detached garage. One of the unique features of this home is that it's a non-smoking, pet-free residence since its construction. This means that the home is in pristine condition, free from any lingering odors or wear and tear that can sometimes come with pets or smoking. For those who value a clean, allergen-free environment, this home is a perfect fit. Montgomery offers a variety of parks, walking paths, and green spaces, making it ideal for those who enjoy outdoor activities. The Bow River is nearby, providing opportunities for fishing, kayaking, and biking along the scenic river pathways. In addition, Montgomery is home to several schools, making it a great neighborhood for families. The community is also conveniently located near major roadways, providing easy access to downtown Calgary, the University of Calgary, Foothills Hospital, and the nearby Alberta Children's Hospital. Book your showing today!

Built in 2019

**Essential Information**

MLS® #	A2164867
Price	\$575,000
Sold Price	\$580,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,360
Acres	0.14
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### Community Information

Address	4842 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0B7

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 10th, 2024
Date Sold	October 1st, 2024
Days on Market	19
Zoning	SR
HOA Fees	0.00

**Listing Details**

Listing Office	MaxWell Canyon Creek
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