

\$589,900 - 1, 4517 Bowness Road Nw, Calgary

MLS® #A2253837

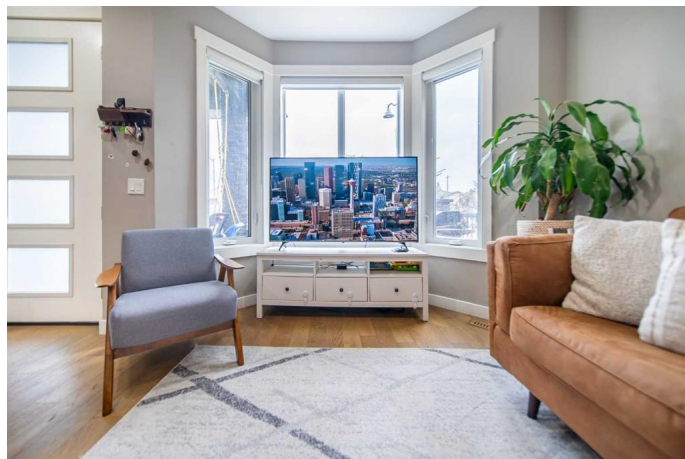
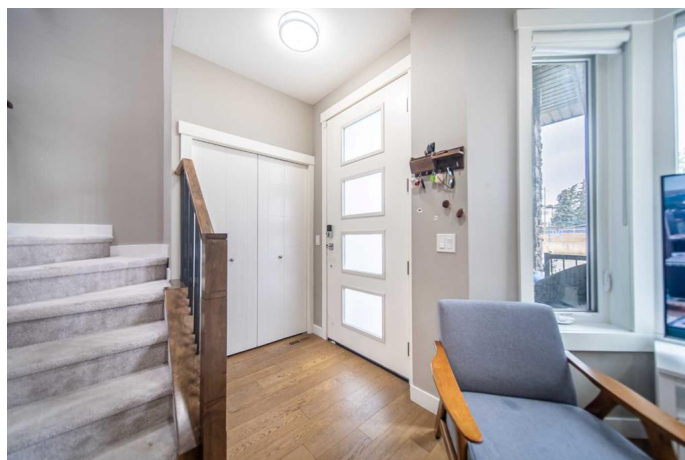
\$589,900

3 Bedroom, 4.00 Bathroom, 1,113 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome to this stunning 2-storey townhouse in the highly desirable community of Bowness, thoughtfully designed with both functionality and style in mind. Featuring 2+1 bedrooms, 3.5 bathrooms, and over 1,600 sq. ft. of beautifully developed living space, this home is perfect for families, first-time buyers, or savvy investors. The open-concept main floor is ideal for entertaining, with a modern color palette, hardwood flooring, and a gas fireplace with tiled surround that creates a warm and inviting atmosphere. The gourmet kitchen is a true showstopper, equipped with a center island, sleek quartz countertops, a stunning hexagon tile backsplash, and ample storage with a corner pantry and built-in shelving. To top it off, the refrigerator and dishwasher were replaced in 2023, and the microwave in 2025, offering modern convenience and peace of mind. Upstairs, the primary suite is a private retreat, complete with a bay window, abundant natural light, and a 3-piece ensuite bathroom. A second spacious bedroom and a 4-piece bathroom complete this level. The fully developed basement expands your living space with a cozy family room, a third bedroom, and another 4-piece ensuite bathroom, making it perfect for guests, a home office, or a flex space. Additional highlights include a single-car detached garage for secure parking and storage, plus an extra visitor parking stall. With no condo fees, modern finishes, updated appliances, and an unbeatable location, this property truly



embodies luxury and value in Bowness. Steps from schools, parks, shopping, and major routes, itâ€™s the ideal place to call home.

Built in 2017

Essential Information

MLS® #	A2253837
Price	\$589,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,113
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1, 4517 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0A9

Amenities

Amenities	None
Parking Spaces	1
Parking	See Remarks, Single Garage Detached
# of Garages	1

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Washer/Dryer

Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 11th, 2025
Days on Market	5
Zoning	MU-1 f3.0h16

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.