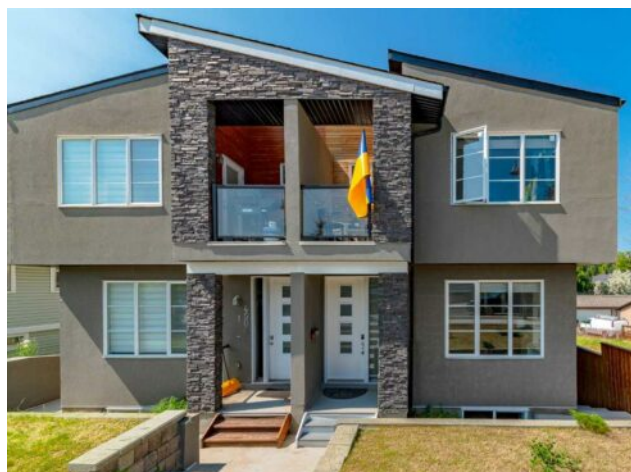


**1, 4507 Bowness Road NW  
Calgary, Alberta**

**MLS # A2220334**



**\$549,999**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,162 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	MU-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Open house- Saturday 1 - 3 pm. This modern, energy-efficient two-story home is move-in ready and located in the highly desirable inner-city neighborhood of Montgomery. Enjoy a central location close to the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Canada Olympic Park, Market Mall, and the Trans-Canada Highway—providing easy access to the Rockies. Just steps from Shouldice and Edworthy Parks, you'll experience some of the city's best river and mountain sunsets. The main level features a bright, open living room with large windows, a cozy fireplace, 9-foot ceilings, and elegant hardwood floors. The gourmet kitchen is equipped with granite countertops, stainless steel appliances, ample cabinetry, a walk-in pantry, and a spacious dining area ideal for hosting. Upstairs, the generous primary suite includes a large picture window, private balcony with serene views, a luxurious 5-piece ensuite with dual sinks, jetted tub, glass-enclosed shower, and a massive walk-in closet with built-ins. A second primary bedroom also features a large window, closet, and a 4-piece ensuite with a tub/shower combo. For added convenience, the laundry area with front-load washer and dryer is located on the upper level, along with a linen closet. The fully developed basement offers a large recreation/media room, an additional bedroom with egress window, a 3-piece bathroom with shower, and plenty of storage space. This self-managed condo complex has no condo fees. Don't miss out—schedule your showing today!