



**4903 Bowness Road NW
Calgary, Alberta**

MLS # A2311715



\$428,000

Division:	Montgomery		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,099 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Attached Carport, Off Street, Single Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	None	LLD:	-
Exterior:	Composite Siding, Concrete, Stucco, Wood Frame	Zoning:	MC-1
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers, Kitchen Island		

Inclusions: N/A

Brand New Modern Living in the Heart of Montgomery! Experience a sophisticated lifestyle in this pristine, move-in-ready unit. A bright and welcoming foyer greets you with direct access to the single-car garage and a convenient utility room. Follow the stylish vinyl plank flooring up to the main living area, where three expansive picture windows flood the space with natural light. The open-concept layout is anchored by a chef-inspired kitchen featuring floor-to-ceiling cabinetry, gleaming quartz countertops, premium stainless steel appliances, and a central island with seating for three. Step out onto your private deck—the ideal spot for morning coffee or unwinding in the evening. The upper level offers a cozy retreat with plush carpeting and two generously sized bedrooms, both equipped with built-in closet organizers and served by a sleek 3-piece bathroom. Located in a sought-after community, you are steps from local shops and moments from the active lifestyle offered by Shouldice Park and the Bow River pathways. With quick access to the Trans-Canada and Stoney Trail, this home offers the perfect blend of modern luxury and exceptional convenience. The building is protected by a full New Home Warranty, offering: 2 Years for Labour and Materials, 2 Years for Delivery and Distribution Systems, 5 Years for Building Envelope Protection, and 10 Years for Major Structural Components. A secure, high-yield asset in a prime location!