

# \$550,000 - 1, 4513 Bowness Road Nw, Calgary

MLS® #A2252183

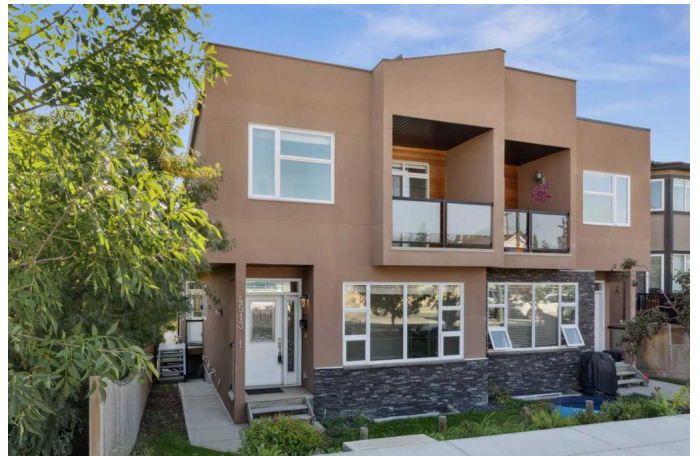
**\$550,000**

3 Bedroom, 4.00 Bathroom, 1,210 sqft  
Residential on 0.14 Acres

Montgomery, Calgary, Alberta

This beautifully updated 3 bedroom, 3.5-bath townhome offers a fantastic layout – ideal for roommates or a rental opportunity close to University of Calgary, downtown and Foothills and Alberta Children's Hospital. Step inside to find new vinyl plank flooring on the main level and new carpet upstairs and down! The spacious living room welcomes you with a tile-faced gas fireplace, and a wall-mount for your TV. The chef's kitchen is a true showstopper with new cabinetry, glass tile backsplash, granite countertops, upgraded stainless steel appliances with gas stove, and a breakfast bar that flows seamlessly into the dining room. Upstairs, the primary retreat impresses with a walk-in closet and a luxurious 5-piece ensuite complete with soaker tub, separate shower, and dual sinks. A second oversized bedroom with sliding doors to a private patio and a 4-piece ensuite rounds out the upper level. The fully finished basement expands your living space with a generous family/recreation room, large third bedroom, and another full 4-piece ensuite bathroom. Additional features include a single detached garage plus permitted street parking directly in front of unit. All of this in an unbeatable location – just steps from boutique shops, cafes, and highly rated restaurants like NOtABLe. This move-in-ready home offers the perfect blend of comfort, convenience, and investment potential.

Built in 2012



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252183      |
| Price          | \$550,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,210         |
| Acres          | 0.14          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1, 4513 Bowness Road Nw |
| Subdivision | Montgomery              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3B 0A9                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings                           |
| Heating           | Forced Air, Natural Gas                                                                                                                    |
| Cooling           | None                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                          |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Other                                                               |
| Lot Description   | Back Lane, Few Trees, Rectangular Lot, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stone, Stucco, Wood Frame                                           |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 2                 |
| Zoning         | MU-1 f3.0h16      |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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