

# \$599,900 - 4724 Bowness Road Nw, Calgary

MLS® #A2260368

**\$599,900**

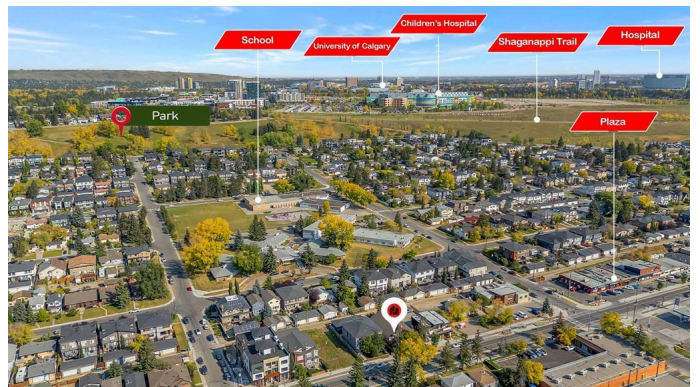
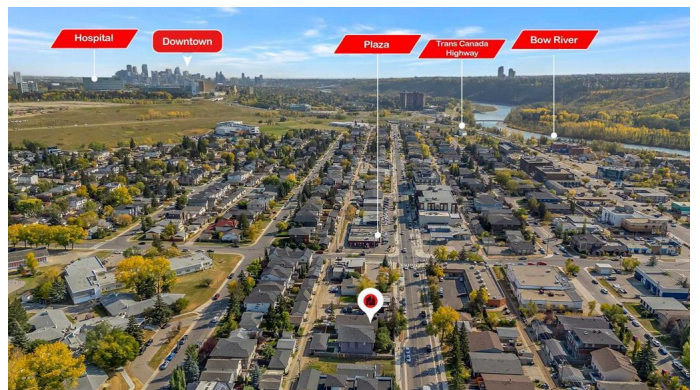
5 Bedroom, 2.00 Bathroom, 1,221 sqft  
Residential on 0.06 Acres

Montgomery, Calgary, Alberta

FULLY RENOVATED!! NEW WINDOWS & LANDSCAPING!! NEW FURNACE!! 3 CAR PARKING!! PERFECT FOR INVESTORS & RENTAL POTENTIAL!! ABOUT 2250 SQFT OF LIVING SPACE!! ILLEGAL SUITE WITH SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! 6 BEDROOMS!! 3 BATHS!! CLOSE TO FFCA & RESTAURANTS!!

Welcome to this beautifully updated home in MONTGOMERY offering both comfort and functionality. The main floor opens with a bright living room featuring a cozy fireplace, flowing into the dining area and a modern kitchen complete with stainless steel appliances, quality cabinetry, pantry, and an open layout perfect for everyday living. Convenient main floor laundry, 3 BEDROOMS including a PRIMARY BEDROOM with 2PC ENSUITE BATH, and a 4PC BATH completes this level. The Basement is an ILLEGAL SUITE with SEPARATE ENTRANCE, featuring a kitchen with island, a spacious REC room, 2 BEDROOMS, a DEN, and a 4PC BATH. Upgrades include BRAND NEW WINDOWS, NEW LANDSCAPING, and a newer furnace. The property also offers 3-car parking, a back lane, and excellent access to Bow River, parks, schools, shopping, and the Trans-Canada Highway. DESIGNED FOR FUNCTIONAL LIVING WITH ROOM FOR THE WHOLE FAMILY

Built in 1982



## Essential Information

MLS® #	A2260368
Price	\$599,900
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,221
Acres	0.06
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	4724 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0B4

## Amenities

Parking Spaces	3
Parking	Off Street

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

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

### **Additional Information**

Date Listed	September 26th, 2025
Days on Market	1
Zoning	MU-1 f3.0h16

### **Listing Details**

Listing Office	Real Broker
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