

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

MLS® #A2252183

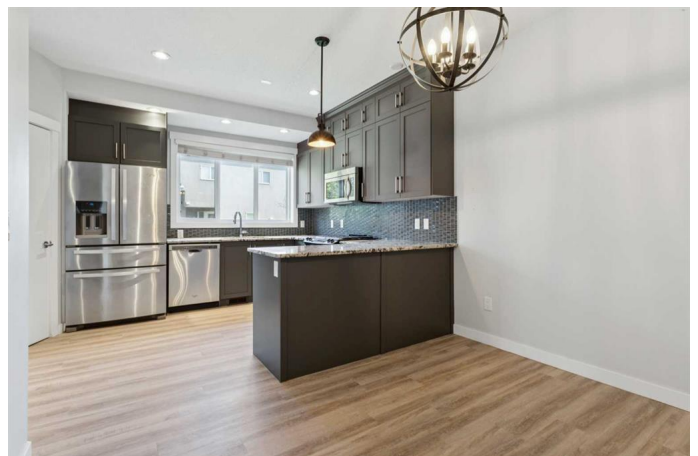
**\$550,000**

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
Zoning	MU-1 f3.0h16

## Listing Details

Listing Office	Charles
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