

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

MLS® #A2260368

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5 Bedroom, 3.00 Bathroom, 1,221 sqft

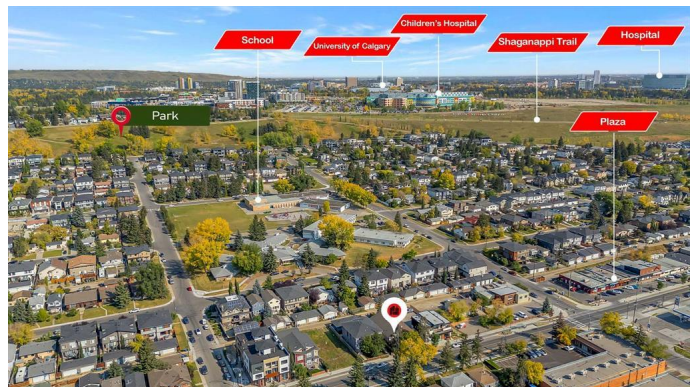
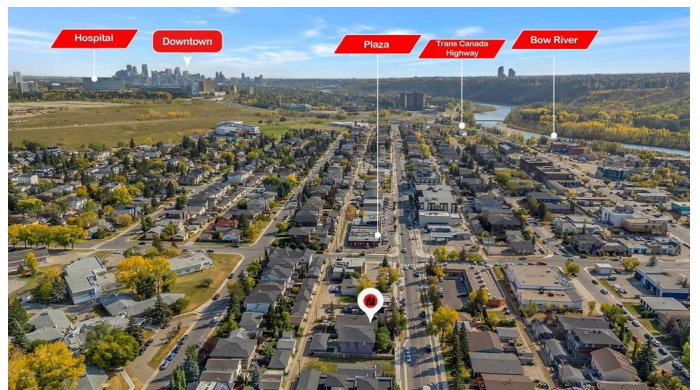
Residential on 0.06 Acres

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	3.00
Full Baths	2
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	Finished, Full, Exterior Entry, 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	10
Zoning	MU-1 f3.0h16

Listing Details

Listing Office	Real Broker
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