



4905 Bowness Road Calgary Alberta

\$620,000

Welcome to 4905 Bowness Road NW, a brand-new residence boasting over 1,600 sq. ft. of above-grade living space and incredible versatility. Unique to this unit is the ground-level LEGAL suite, complete with a full 3-piece bathroom. This flexible space is perfect for a private home office, guest accommodation, or as a revenue-generating rental—whether long-term or short-term and Home-Base Occupation (subject to City of Calgary permitted uses). Ascend to the main living area, where stylish vinyl plank flooring and expansive picture windows create a bright, airy atmosphere. The open-concept design is anchored by a chef-inspired kitchen featuring floor-to-ceiling cabinetry, gleaming quartz countertops, premium stainless steel appliances, and a central island with bar seating. A convenient 2-piece powder room and access to the private east-facing deck round out this level, making it perfect for entertaining or relaxing with morning coffee. The upper level offers a peaceful retreat with plush carpeting and two well-appointed bedrooms, served by their own 4-piece en-suites. Beyond the luxury finishes, this building offers total peace of mind with a comprehensive New Home Warranty, including 2 year for labour and materials, 2 years for delivery and distribution systems, 5 years for building envelope protection, and 10 years for major structural components. Located steps from the Bow River, Shouldice Park, and local shops, with easy access to the Trans-Canada Highway and Stoney Trail, this home combines modern luxury, investment potential, and an unbeatable lifestyle location. (id:6769)

Living room 15.67 Ft x 13.00 Ft
 Kitchen 14.42 Ft x 7.67 Ft
 2pc Bathroom 7.92 Ft x 3.83 Ft
 Bedroom 15.67 Ft x 11.58 Ft
 4pc Bathroom 7.75 Ft x 4.92 Ft
 Other 6.83 Ft x 5.75 Ft
 Bedroom 11.42 Ft x 9.58 Ft

4pc Bathroom 7.83 Ft x 4.83 Ft
 Laundry room 4.58 Ft x 2.75 Ft
 Living room 11.42 Ft x 7.75 Ft
 Kitchen 8.17 Ft x 4.75 Ft
 3pc Bathroom 7.92 Ft x 6.83 Ft
 Laundry room 4.42 Ft x 2.92 Ft
 Storage 7.83 Ft x 4.58 Ft

Listing Presented By:



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The Real Estate District

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RE/MAX Realty Professionals

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