

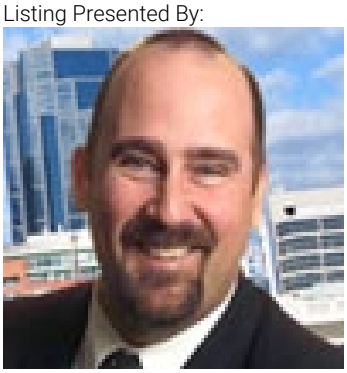
4907 Bowness Road Calgary Alberta

$620,000

Introducing 4907 Bowness Road NW, a brand-new home with over 2,000 sq ft of above-grade living space, built for modern living and smart investing. The ground-level LEGAL suite, with its own full 3-piece bathroom, is the feature that sets this home apart. Use it as a private home office, guest quarters, or a revenue-generating rental, whether short-term, long-term, or a Home-Based Occupation (subject to City of Calgary permitted uses). It offers real flexibility from the day you move in.The main level is bright and inviting, with stylish vinyl plank flooring and large picture windows that fill the space with natural light. The open-concept layout is anchored by a chef-inspired kitchen with floor-to-ceiling cabinetry, quartz countertops, premium stainless steel appliances, and a central island with bar seating. A 2-piece powder room and access to the private deck complete this level, making it ideal for entertaining or relaxing with your morning coffee.Upstairs, two spacious bedrooms each have their own 4-piece ensuite, giving everyone in the household comfort and privacy. The heated single attached garage adds year-round convenience, an essential in any Alberta winter.You'll also have peace of mind with a comprehensive New Home Warranty: 2 years on labour and materials, 2 years on delivery and distribution systems, 5 years on the building envelope, and 10 years on major structural components.Located steps from the Bow River, Shouldice Park, and local amenities, with quick access to the Trans-Canada Highway and Stoney Trail, this home brings together modern style, convenient living, and investment potential. Call your realtor to book a private viewing today and ask about the Seller Financing Option. (id:6769)

Living room 12.00 Ft x 11.17 Ft
Kitchen 10.42 Ft x 5.00 Ft
3pc Bathroom 8.08 Ft x 4.42 Ft
Laundry room 3.25 Ft x 2.42 Ft
Living room 16.33 Ft x 15.50 Ft
Kitchen 11.50 Ft x 9.33 Ft
2pc Bathroom 7.50 Ft x 4.92 Ft
Bedroom 1.08 Ft x 1.08 Ft
Bedroom 15.50 Ft x 12.58 Ft
4pc Bathroom 11.50 Ft x 10.25 Ft
Bedroom 11.75 Ft x 11.58 Ft
4pc Bathroom 8.17 Ft x 4.67 Ft
Laundry room 2.92 Ft x 2.92 Ft

Listing Presented By:



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The Real Estate District

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca