$569,900 - 5206 Bowness Road Nw, Calgary

MLS® #A2239073

**$569,900**

4 Bedroom, 2.00 Bathroom, 949 sqft
Residential on 0.07 Acres

Montgomery, Calgary, Alberta

This bright and meticulously maintained bi-level in Montgomery offers exceptional flexibility for multi-generational living or potential rental income with two separate units with their own entrances, ventilation and heating! All just steps from Shouldice Park and Bow River pathways. With a front-facing view of the expansive park, enjoy a lifestyle that blends green space access with everyday convenience. The main level features a bright living room with oversized windows and a full-height brick fireplace for cozy evenings, while the adjacent dining area opens directly to the SW front balcony, ideal for BBQs or relaxing in the sun. A thoughtfully designed kitchen provides ample cabinetry, great counter space and a large window over the sink. This level is complete with two generous bedrooms, a 4-piece bath and its own private laundry room. Downstairs, the suited (illegal) lower level benefits from the raised bi-level design, allowing for larger windows and plenty of natural light. It includes a spacious living room, dining area, full kitchen with abundant cabinetry, two more bedrooms, a 4-piece bathroom and private laundry. Additional upgrades include a newer dishwasher and fridge on the main level, new exterior sidewalk, vinyl plank flooring throughout for easy maintenance, two high-efficiency furnaces (2018). The fenced backyard is a private retreat with ample room for kids and pets to play. 2 off-street parking stalls further add to your convenience. Ideally located in
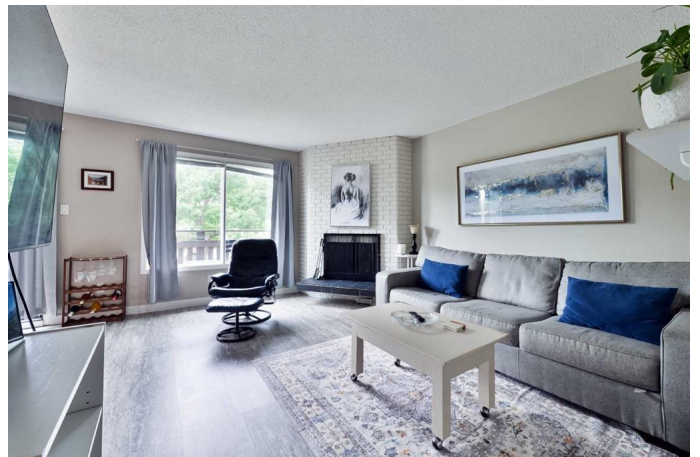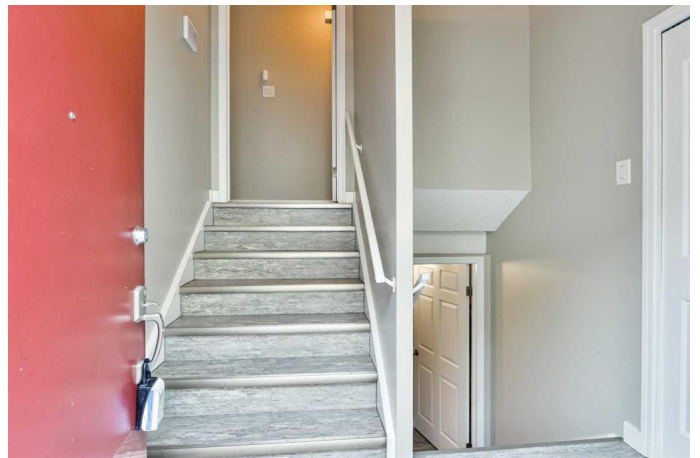
Montgomery, this home is within walking distance to riverfront trails, playgrounds, and schools, and just minutes to Market Mall, U of C, Foothills and Children's Hospitals, and downtown Calgary. A move-in-ready opportunity in a sought-after inner-city neighbourhood with long-term value and versatility!

Built in 1977

Essential Information

MLS® #	A2239073
Price	$569,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	949
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	5206 Bowness Road Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0C3

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Built-in Features, Separate Entrance, Soaking Tub, Storage

Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals