

\$1,550,000 - 1622 Bowness Road Nw, Calgary

MLS® #A2100578

\$1,550,000

4 Bedroom, 4.00 Bathroom, 2,262 sqft

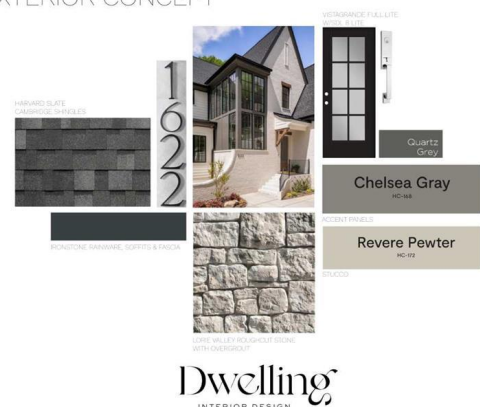
Residential on 0.08 Acres

West Hillhurst, Calgary, Alberta

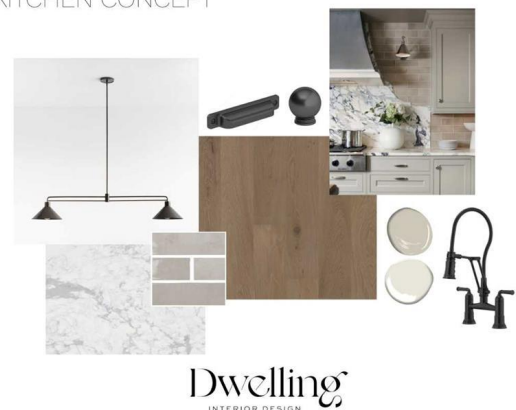
Fall in love with this new custom built WILLIAM BLAKE HOMES home located in the vibrant community of West Hillhurst. Steps away from many restaurants, cafes and shopping in Kensington Village, close to transit and minutes from downtown...inner city living doesn't get much better than this. This home boasts over 3000sqft of fabulous living space with 4 BEDROOMS | MAIN FLOOR OFFICE | GYM | FULLY LANDSCAPED YARD. The main floor offers beautiful 10 ft. ceilings, hardwood flooring, a custom gourmet kitchen with a beautifully upgraded appliance package with gas range. The living room is home to a stunning gas fireplace flanked with custom built ins. Large glass doors open up to the large outdoor deck space promoting indoor/outdoor living. The main floor office is situated at the front of the house with a large picture window inviting ample amounts of natural light into the space. The upstairs is home to the large primary bedroom with an oversized walk in closet with two skylights and spa like 5 piece ensuite which includes a large soaker tub. There are two more spacious bedrooms sharing a Jack and Jill bathroom with double vanity. The laundry room is conveniently located on the upper level as well which has built in cabinetry as well as hanging space. Enjoy spending time in the finished basement which is home to a fourth bedroom, gym, rec room, wet bar and heated flooring throughout. This sophisticated home has it all.



1622 Bowness Rd NW
EXTERIOR CONCEPT



1622 Bowness Rd NW
KITCHEN CONCEPT



Built in 2024

Essential Information

MLS® #	A2100578
Price	\$1,550,000
Sold Price	\$1,560,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,262
Acres	0.08
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1622 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3J9

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Plug-In

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Freezer, Built-In Gas Range, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Water Heater, Humidifier, Microwave, Oven-Built-In, Range Hood, Washer

Heating	Central, High Efficiency, In Floor, Make-up Air, Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, No Neighbours Behind, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Concrete, Manufactured Floor Joist, Metal Siding, Silent Floor Joists, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 14th, 2024
Date Sold	March 27th, 2024
Days on Market	73
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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