

\$1,269,000 - 2310 Bowness Road Nw, Calgary

MLS® #A2102370

\$1,269,000

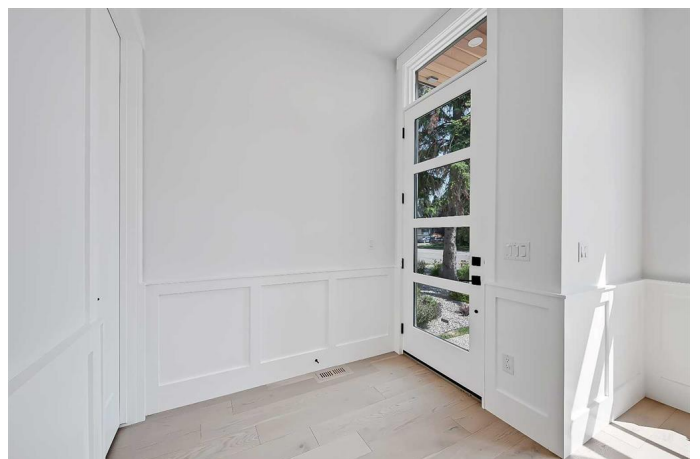
4 Bedroom, 5.00 Bathroom, 2,043 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

DETACHED INFILL NOW MOVE-IN READY!

This upscale, modern home offers your family a lifestyle unlike any other – highly walkable, trendy shops/restaurants & some of the city’s best outdoor recreation options in the sought-after inner-city community of WEST HILLHURST, this brand-new home is within walking distance to coffee shops, restaurants, & more – supporting local has never been more convenient! Detailed arches, steep peaks, oversized windows, cedar detailing, and the front foyer offer a stunning curb appeal in this masterfully crafted home by John Trinh & Associates (JTA Design). A RARE FIND, this European-inspired detached home offers extensive CUSTOM MILLWORK, plus other DESIGNER UPGRADES throughout making this a dream home opportunity! Although tucked away on a quiet street this home is close to a number of schools – Queen Elizabeth School & High School, Madeleine D’Houet French immersion & Hillhurst School, offering many educational options to your family. You also have easy access to Crowchild Trail & Memorial Drive making commuting a breeze! Stylish and functional, discover LUXURIOUS FINISHES on the main floor with soaring 10' CEILINGS, 8' passage doors, and beautifully laid wide plank oak engineered hardwood. The kitchen features quartz countertops, custom cabinetry with soft-close hardware, & a large hidden WALK-IN PANTRY. The oversized central island has bar seating, built in garbage



pull outs & waterfall edge. The premium stainless steel appliance package adds to the overall luxurious feel. A built-in bench resides in the rear mudroom, along with a full walk-in rear entry closet. A wood-wrapped staircase leads upstairs to more hardwood flooring, soaring ceilings, and 8' doors. The master suite features VAULTED ceilings, an oversized arched window, & a spacious walk-in closet. The ensuite has heated floors, a fully tiled walk-in shower, dual vanity, and a freestanding soaker tub. PLUS, both SECONDARY BEDROOMS feature their own 3PC ENSUITES! The fully developed basement feels big and spacious and features a full wet bar and a floating media centre, perfect for entertaining. Other upgrades include low-maintenance landscaping and windows, metal-clad doors with glass, a good-sized rear patio, & PAVED back alley! Live in LUXURY in the PERFECT LOCATION "neighbouring Hillhurst and Kensington area a quick walk & home to your favourite eats like Hayden Block, Red's Diner, Nik's Bistro, Pie Junkie, Vero Bistro, and Pulcinella. Spend an afternoon shopping at the local stores or stop in at the Regal Cat Caf  before taking a walk along the Bow River Pathway and over to Made by Marcus for an evening treat. All this is at your doorstep! This house and location are the perfect place for you & your family to call home! *VISIT MULTIMEDIA LINK FOR A VIDEO WALKTHROUGH OF SHOWSUITE NEXT DOOR & 3D VIRTUAL TOUR! *

Built in 2023

Essential Information

MLS® #	A2102370
Price	\$1,269,000
Sold Price	\$1,245,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,043
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2310 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3L5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 18th, 2024
Date Sold	March 25th, 2024
Days on Market	67
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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