

\$889,000 - 2329 Bowness Road Nw, Calgary

MLS® #A2111450

\$889,000

3 Bedroom, 2.00 Bathroom, 1,731 sqft

Residential on 0.11 Acres

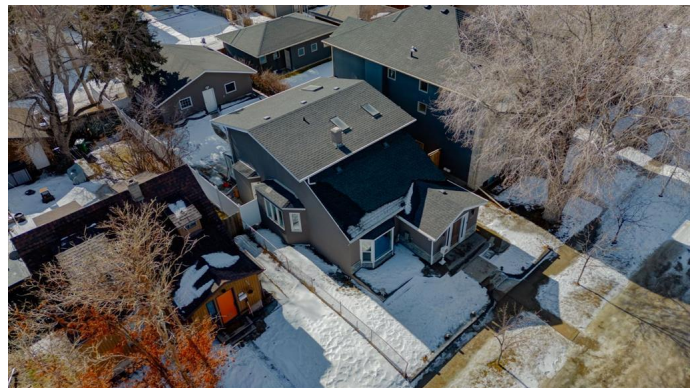
West Hillhurst, Calgary, Alberta

Presenting this exceptional home situated on an expansive 40-foot x 125-foot lot, bathed in natural sunlight with a desirable south exposure. Boasting an oversized 25 x 27 double garage, complete with a developed bonus room, this property offers immense value for developers while also providing a beautifully updated and well-maintained residence offering versatile living spaces.

Step inside to a welcoming front entry and a generously sized living room illuminated by bright windows, creating an inviting atmosphere. The kitchen flows seamlessly into a spacious dining nook featuring French doors that open to the meticulously manicured backyard, complete with a large concrete patio, three post lanterns, and mature trees, perfect for outdoor enjoyment and entertaining.

Upstairs, discover two sizable bedrooms, including a king-sized master retreat boasting a spacious walk-in closet and access to the luxurious five-piece ensuite equipped with a double jetted tub, walk-in shower, and dual vanity. Continuing through the main floor, you'll find a third bedroom, a full bath, and a convenient laundry room before descending to the basement, offering ample hobby space and a vast storage area.

List and year of upgrades (2024) New tankless water heater New Point-of-Use (under sink)



water heater new garage door opener (WiFi with camera/backup battery) (2021)
Replacement of water and sewer pipes from the city to the house, Replacement of furnace (High efficiency) primary and secondary heat exchanger (2020) Installation of a hard-wired Ring doorbell- Installation of Google Nest thermostat (garage) (2019) Partial finishing of the basement- Installation of recessed LED lighting throughout the house (2018)
Installation of a new roof. (2017) Construction of a bonus room in the garage -Installation of new flooring - Partial update of the 2nd-floor bathroom -Complete renovation of the main-floor bathroom and kitchen (2016) newer windows.

Features: Air-conditioned, Large foyer with French doors, French door to south-facing backyard, 3 skylights, Heated(gas) garage, Central vacuum, Jacuzzi, Maintenance free fence, Oversized double detached garage, Pest free

This property offers endless possibilities for both developers and discerning homeowners seeking a blend of functionality and charm. Don't miss out on the opportunity to call this remarkable property your own. Schedule your viewing today!

Built in 1990

Essential Information

MLS® #	A2111450
Price	\$889,000
Sold Price	\$880,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,731
Acres	0.11

Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2329 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3L6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized

Interior

Interior Features	Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Lawn, Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 8th, 2024
Days on Market	6

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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