

\$1,199,900 - 2236 Bowness Road Nw, Calgary

MLS® #A2121871

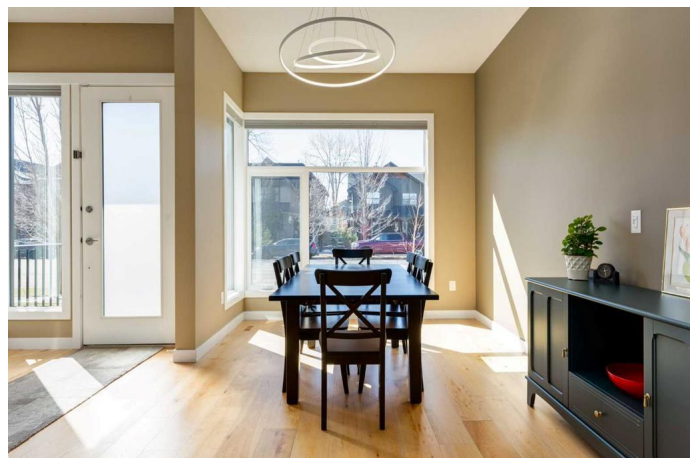
\$1,199,900

4 Bedroom, 4.00 Bathroom, 2,055 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

This beautiful residence offers an enviable inner-city setting, offering expansive living space of over 2000 sq ft across its upper two levels. The main floor welcomes you with a seamless, luminous layout stretching from front to back. It features a convenient walk-in front closet, a spacious dining area, and a versatile flex room, ideal for a piano or secondary sitting area. The custom kitchen is a culinary dream, showcasing euro-white cabinetry with a sleek sit-at island and upper cabinets, complemented by rich dark wood accents. Equipped with a 5-burner gas cooktop, wall oven, and a cozy family room with a gas fireplace and built-ins, this space seamlessly blends style with functionality. A well-appointed mudroom offers access to the deck and gas line for BBQ, leading to a generous concrete patio, lush greenery, and access to the double garage. Ascending the stairs, you're greeted by two skylights, infusing the heart of the home with abundant natural light. The upper level hosts three bedrooms, including a serene primary bedroom with a ceiling fan, a luxurious custom walk-in closet, and a lavish 6-piece ensuite with a 4'x4' skylight, dual sinks, a soaker tub, and a custom shower. The children's bedrooms are generously sized, and the family bath benefits from its skylight. The lower level is fully developed, offering a sprawling family room with a wet bar and bar fridge, perfect for entertaining. A sizable bedroom with a walk-in closet and full bath provides comfortable



accommodation. This home ensures year-round comfort and luxury with in-floor heating in the upper baths and basement and central air conditioning. This location is unmatched, just minutes from Kensington's vibrant attractions, various schools, shopping, downtown, public transit, and the Bow River pathway system. Experience the convenience of proximity to all essentials while living in a peaceful and highly desirable community. Don't miss your chance to own this remarkable property – it will impress you!

Built in 2018

Essential Information

MLS® #	A2121871
Price	\$1,199,900
Sold Price	\$1,172,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,055
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2236 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3L3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Masonry
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Street Lighting, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Silent Floor Joists, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	May 14th, 2024
Days on Market	32
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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