

\$849,900 - 2422 Bowness Road Nw, Calgary

MLS® #A2128647

\$849,900

4 Bedroom, 4.00 Bathroom, 1,846 sqft

Residential on 0.07 Acres

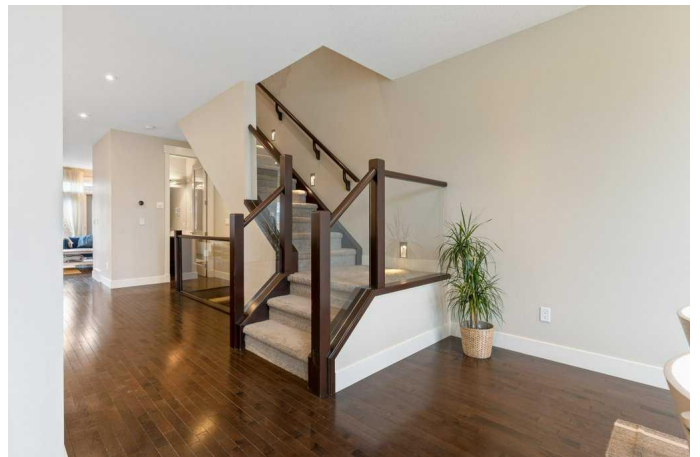
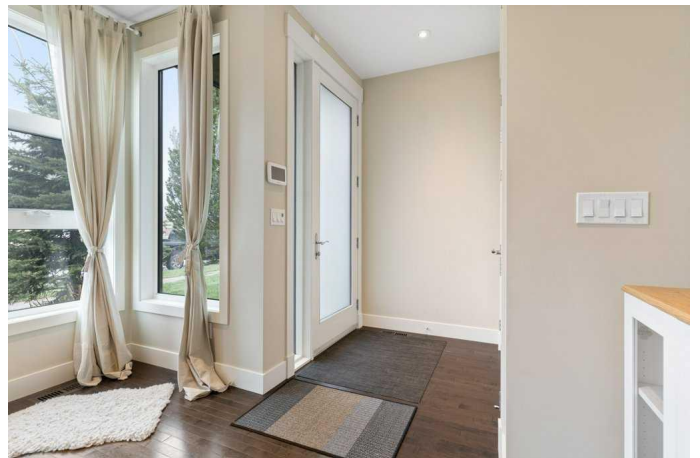
West Hillhurst, Calgary, Alberta

INNER CITY HIDDEN GEM IN WEST HILLHURST !! Discover a stunning half duplex in the highly desirable community of West Hillhurst. This residence, boasting over 1,800 sq/ft of meticulously crafted living space above grade, epitomizes pride and integrity. Featuring 4 bedrooms and a well-planned layout, this luxurious home is sure to leave a lasting impression.

The impressive main level features hardwood floors and a contemporary kitchen seamlessly equipped with quartz countertops, a generous island, ample storage, a convenient eating bar, and stainless steel appliances, including a gas stove. Adjacent to the kitchen, a welcoming living room awaits, adorned with a striking feature fireplace, complemented by built-in shelving, and providing access to the serene backyard sanctuary with its exposed aggregate patio.

Venture to the upper level where the Primary suite awaits, complete with a walk-in closet featuring custom cabinetry and a lavish ensuite boasting double sinks, a tiled shower, and a decadent soaking tub. Completing this level are two additional bedrooms, a full bathroom, and a convenient laundry room.

The fully finished basement sets the scene for entertainment, where loved ones can gather for movie nights or game evenings in the expansive rec room. Additionally, a fourth



bedroom and another full bathroom offer comfortable accommodations for guests.

Parking is a breeze with the double detached garage tucked away in the backyard. With convenient access to river pathways, shopping, dining, and just minutes from the downtown core and the University, this community truly encompasses all aspects of modern living. Don't miss out on this exceptional opportunity – schedule a showing today!

Built in 2012

Essential Information

MLS® #	A2128647
Price	\$849,900
Sold Price	\$823,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,846
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2422 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3L7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear

Interior

Interior Features	Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	August 15th, 2024
Days on Market	97
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Hope Street Real Estate Corp.
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