

\$830,000 - 5228 Bowness Road Nw, Calgary

MLS® #A2129573

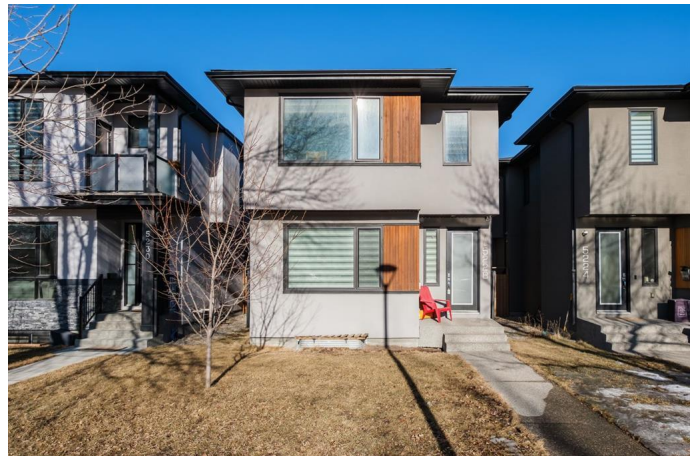
\$830,000

4 Bedroom, 4.00 Bathroom, 2,118 sqft

Residential on 0.01 Acres

Montgomery, Calgary, Alberta

This contemporary two story has been incredibly maintained over the last 8 years. It has exceptional curb appeal and a sun filled front yard facing a greenspace, along with breathtaking views of Patterson Hill. Step inside and take in the expansive interior floorplan, with giant windows thoughtfully placed in each room and 9ft ceilings on every level. Upon entering you are greeted by a bright front dining area and introduced to the immaculate hardwood flooring that carries on throughout the main level. The chef's kitchen comes fully equipped with gorgeous white cabinetry, quartz countertops and tile backsplash that complement the stainless steel appliances. A 10ft long island with gas cooktop and overhead hood fan feature, along with a large corner pantry, are perfect additions that make this space ideal for hosting get-togethers. The adjacent living room includes a gas fireplace and big window overlooking the private backyard, and connects to the large mudroom that offers a quick access point to the double detached garage. A spacious powder room completes this level. Up the well-lit staircase is a giant bedroom with a 5 piece ensuite bath that boasts dual sinks, a rain shower and a jetted soaker tub for ultimate relaxation. The huge walk-in-closet is conveniently full of organizational built-ins. A dedicated laundry room with built-in upper shelving, second and third bedroom with respectively large closets, and another full bathroom with dual sinks finish



off this level. Downstairs feels just as substantial and is home to the illegal basement suite. Here you will find another kitchen, large recreation room, full bathroom, bedroom, and separate laundry facilities in the utility room. The entire lower level has also been roughed in for in-floor heating. This inner city gem is situated directly across from the highly popular Shouldice Park, which includes an aquatic centre, batting cages, playgrounds, picnic areas and is a great access point for rafting down the Bow River! Take advantage of this incredible location by walking along the nearby river pathways to a variety of local amenities, or drive virtually anywhere in the city with almost immediate access to the Trans-Canada highway.

Built in 2016

Essential Information

MLS® #	A2129573
Price	\$830,000
Sold Price	\$820,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,118
Acres	0.01
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5228 Bowness Road Nw
Subdivision	Montgomery
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3B 0C3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2024
Date Sold	August 8th, 2024
Days on Market	93
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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