

\$899,900 - 2301 Bowness Road Nw, Calgary

MLS® #A2151971

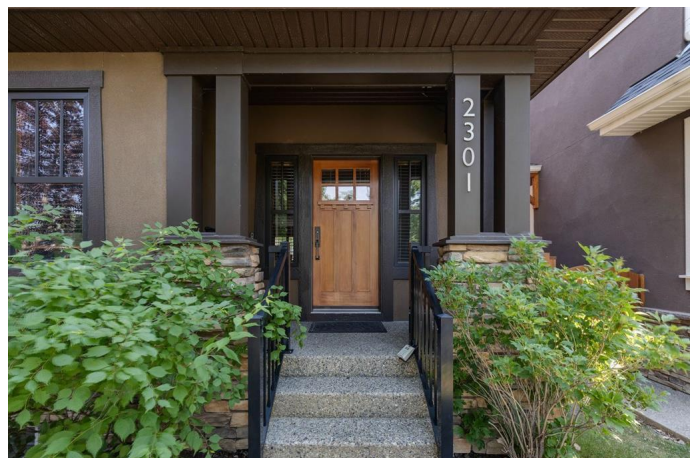
\$899,900

4 Bedroom, 4.00 Bathroom, 1,929 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Immerse yourself in quality and sophistication in this outstanding masterpiece built by KEF Developments. Unparalleled craftsmanship and a timeless design, you'll find this beauty nestled on one of Calgary's most coveted tree lined streets in West Hillhurst. This much loved residence boasts a harmonious blend of modern finishings combined with a timeless and classic charm. The many features of this home includes coffered ceilings, Brazilian hardwood floors, steam shower, built-ins & aggregate patio. The exquisite living space unfolds with an inviting dining area that sets the stage for memorable gatherings and leads through the pantry into a chef's kitchen. The kitchen is highlighted by stainless steel appliances with a 5 burner gas cooktop, a sprawling island, and granite countertops. Truly a perfect kitchen as it hosts ample counter space for entertaining and opens directly into a sun-drenched living room. Designed to provide both elegance and unparalleled functionality this space provides full sized windows and is anchored by a serene gas fireplace. The stunning hardwood continues as you ascend to the second level where luxury meets comfort. The primary suite boasts coffered ceilings, a balcony to provide an outdoor space, custom walk-in closet, and a spa-like ensuite with dual sinks, steam shower and deep soaker tub. This floor also houses two additional bedrooms, a 4 pc. bath, and a convenient laundry room. The lower level is fully developed and can be an



entertainment & movie-night haven. This space offers a spacious recreation room with fireplace and built-in shelving featuring a wet bar and beverage fridge. This level is completed with high ceilings boasting a versatile 4th bedroom, and a 3pc bathroom, and storage. The exterior of this home provides you with a double detached garage, low maintenance landscape & an ideal aggregated patio space. The community is highly desirable and a vibrant with quick access to numerous shopping, cafes, river pathways, and other convenient amenities with an easy access to the downtown core.

Built in 2004

Essential Information

MLS® #	A2151971
Price	\$899,900
Sold Price	\$945,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,929
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2301 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1L6

Amenities

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

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Interior Lot, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2024
Date Sold	July 26th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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