

\$800,000 - 2121 Bowness Road Nw, Calgary

MLS® #A2167208

\$800,000

2 Bedroom, 2.00 Bathroom, 1,185 sqft

Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

Investor and Builder alert! Prime opportunity in the heart of West Hillhurst with lot size just shy of 5000 sqft. The possibilities are endless for this location, a beautiful neighbourhood with excellent access to downtown, grocery stores, restaurants, city bike lanes and the bow river pathway. As you enter the home you are greeted with the spacious living room and dining room, attached is the kitchen with lots of cupboard space and cabinets. The main floor is finished off with a den/office and a 2 piece bathroom. Upstairs you will find your large primary bedroom with a 4 piece ensuite complete with a soaker tub. The basement has a large rec room space, which could be used as a home gym or office or could easily be converted to add another bedroom; you have your laundry room and a cold storage room with epoxy floor installed in 2022 that runs through the basement. The south facing backyard is perfect for the summers, enjoy your morning coffee on the deck and notice the mature trees this lot has! One car garage - double walled with gas heat and clean dry storage for light material in the attic. Some recent upgrades include a new roof 2017, basement floor epoxy covering applied 2022, waterline feed and sewer line to house replaced in 2018.

Built in 1947

Essential Information



MLS® #	A2167208
Price	\$800,000
Sold Price	\$840,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,185
Acres	0.11
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	2121 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3L2

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Date Sold	October 6th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.