

\$1,449,900 - 2031 Bowness Road Nw, Calgary

MLS® #A2167842

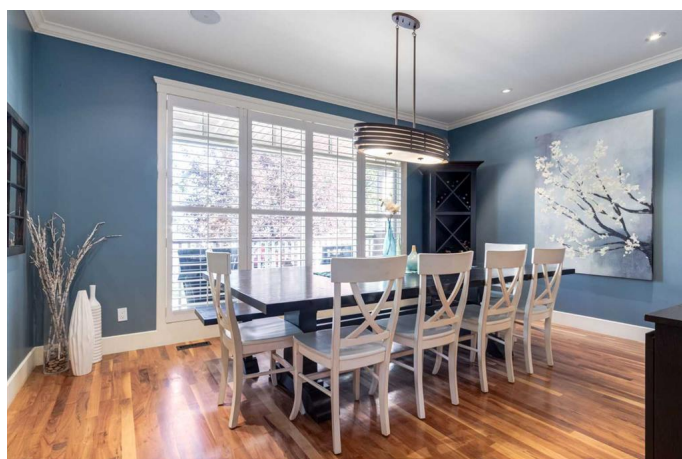
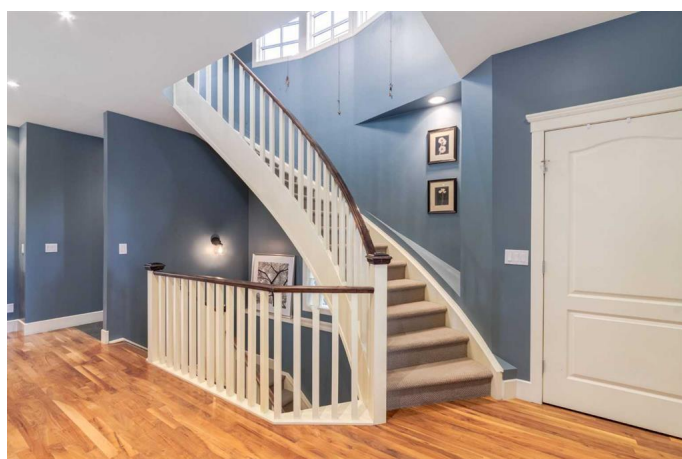
\$1,449,900

5 Bedroom, 4.00 Bathroom, 2,373 sqft

Residential on 0.09 Acres

West Hillhurst, Calgary, Alberta

This ideally located inner-city home sits on a stunning, wide, tree-lined street with a sunny south-facing private backyard. The property exudes charm, featuring a welcoming covered front porch. Step inside to a formal entrance that showcases a bright, open, curved staircase. The main floor offers a formal dining room, a spacious kitchen with a sizeable sit-at island, storage on both sides, a pantry, and top-of-the-line appliances, including a Wolf gas stove and custom hood fan. The elegant Euro-white cabinetry flows into the family room, where a mantle-framed gas fireplace sits perpendicular to the view of the private sunlit backyard. Off the kitchen, you'll find a convenient, organized mudroom and a two-piece bathroom leading to a back patio and an oversized double garage. Upstairs, the home offers three large bedrooms. The primary bedroom retreat includes a customized walk-in closet, a luxurious 7-piece ensuite with dual sinks, a double shower, and a soaker tub. The two children's bedrooms share a spacious 5-piece bathroom with double sinks and a separate tub area. The fully finished lower level offers two versatile bedrooms, perfect for use as a gym and/or home office, both with walk-in closets. This level also features a laundry room with a sink and storage, a full bathroom, and a spacious multi-purpose family room, creating an ideal space for family living and entertaining. This unbeatable location places you minutes from the lively attractions of Kensington, a variety of



schools, shopping, downtown, public transit, and the scenic Bow River pathway system. This is an exceptional home.

Built in 2004

Essential Information

MLS® #	A2167842
Price	\$1,449,900
Sold Price	\$1,382,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,373
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2031 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3K9

Amenities

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

Interior

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

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	November 14th, 2024
Days on Market	49
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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