

# \$1,198,800 - 1824 Bowness Road Nw, Calgary

MLS® #A2168158

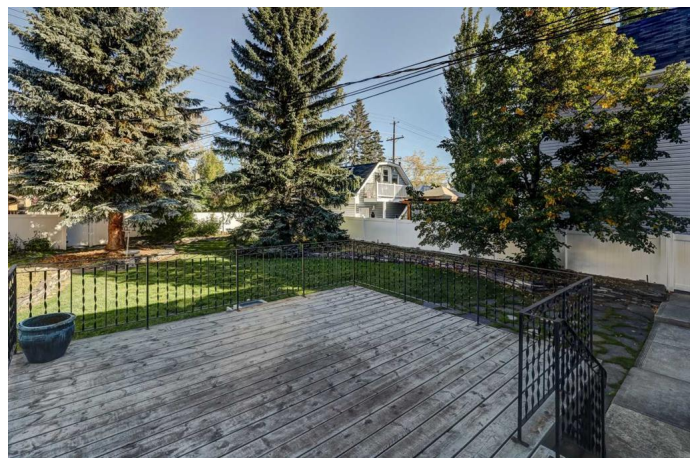
**\$1,198,800**

3 Bedroom, 4.00 Bathroom, 1,939 sqft

Residential on 0.14 Acres

Hillhurst, Calgary, Alberta

Open House Sunday Nov.3 , 2-4 p.m. This 50' x 125' treed lot and over 2700 sq.ft. of air-conditioned living space can be your urban oasis! Ideally located in the middle of a peaceful, tree lined street in the quiet heart of wonderful West Hillhurst. Just minutes to the University of Calgary, Foothills Health Campus, SAIT, and Mount Royal University. Take a short stroll to all your favourite Kensington shops and restaurants, a quick bike commute or easy walk downtown along scenic Bow River pathways. Spacious living (wood burning fireplace) and dining areas filled with natural light all day. Central kitchen with treed garden views, and discreetly located main floor laundry. 3 generous size upper bedrooms, incl. 16' x 13.5' primary bedroom & ensuite - walk in shower. 2 upper balconies and bright, upper landing flex area. Main level wood burning fireplace, luxurious oak hardwood floors throughout the main and upper levels. Large rec room and 4-piece bath in the lower level. Note the charming front porch and white picket fence front yard. An ultra private back garden area! Relax on a sunny 19' x 17' deck while enjoying magnificent mature trees, flower beds & large grass play area. Irrigation system and wide poured concrete pathways to front of house. Oversize 29' x 11' attached garage with built in storage Plus off-street parking pad at front of house for a 2nd vehicle. Easy care siding and fences. Truly a great opportunity in an unbeatable location! Click on 3D for



interactive floorplans.

Built in 1988

### Essential Information

MLS® #	A2168158
Price	\$1,198,800
Sold Price	\$1,135,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,939
Acres	0.14
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	1824 Bowness Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3K4

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Single Garage Attached

### Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Level, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 2nd, 2024
Date Sold	November 9th, 2024
Days on Market	38
Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX House of Real Estate
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