



GRASSROOTS
REALTY GROUP

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6616 Bowness Road NW
Calgary, Alberta

MLS # A2280018



\$725,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,849 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Wood Frame

Foundation: Poured Concrete

Features: Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Nest Thermostat

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-C2

Utilities: -

This stunning custom-built semi-detached home in the heart of Bowness offers exceptional style, comfort, and an unbeatable location. Charming curb appeal welcomes you with a front porch and durable Hardie Board siding. Rich maple hardwood floors flow throughout the open-concept main level, beginning with a cozy front family room featuring a gas fireplace and continuing into a spacious dining area and gourmet kitchen complete with full-height dark maple cabinetry, granite countertops, gas stove, built-in wine fridge, custom hood fan, travertine backsplash, and a large island with seating for three. A bright breakfast nook overlooks the private backyard with deck, privacy screen, and mature mountain ash tree, while a concrete walkway leads to the oversized double detached garage with additional storage. Upstairs, a skylight fills the space with natural light, complemented by elegant metal spindle railings. The primary suite offers vaulted ceilings, plush Berber carpet, and a spa-inspired ensuite with in-floor heat, dual sinks, granite counters, glass and tile shower with rain head, deep soaker tub, and a generous walk-in closet. Two additional bedrooms, a stylish main bathroom, and a convenient upper laundry room with sink complete this level. The fully finished lower level features 9-foot ceilings, in-floor heat, a large recreation area with corner bar and beverage fridge, a versatile flex room ideal for guests or a home gym, ample storage, and a two-piece powder room accented by a chandelier. Additional highlights include central vacuum, high-efficiency furnace, and sump pump. Enjoy a walkable lifestyle just steps to Main Street and Uptown Bowness with excellent local restaurants, caf  s, and shops, minutes to Bow River pathways and Bowness Park—your year-round playground for summer picnics, river access, skating, and winter fun—with

quick access to Winsport, downtown Calgary, and the Trans-Canada Highway for effortless mountain getaways.