



**32 Beaupre Crescent NW
Calgary, Alberta**

MLS # A2306953



\$760,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	1 full / 3 half
Garage:	Concrete Driveway, Double Garage Detached, Off Street, Parking Pad, RV A		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot		

Heating:	Baseboard, Radiant, Zoned	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	None		

Welcome to this exceptional raised bungalow offering the perfect blend of style, functionality, and income potential—complete with a fully legal 2-bedroom lower suite. Ideally situated on a quiet crescent directly across from a park, this property is nestled in the heart of sought-after Bowness. From the moment you arrive, the home’s curb appeal stands out with mature trees, blooming lilacs, and a wide front driveway with ample parking, in addition to a double detached garage and dedicated RV parking. Step inside and you’ll feel like you’ve entered a modern NYC-inspired loft. The home has been completely reimaged for contemporary living, showcasing designer lighting, striking beamed ceilings, and durable luxury vinyl plank flooring throughout. The upper level features a flexible and functional layout with 3 bedrooms (including a versatile flex space off the living room), a spa-inspired 4-piece main bathroom, and a convenient 2-piece ensuite in the primary retreat. The kitchen is a true showpiece—outfitted with dark stainless steel appliances, quartz countertops, a “ gas range, panelled dishwasher, and an oversized sit-in island with integrated sink—perfect for entertaining or everyday living. A rear mudroom and separate laundry add to the home’s thoughtful design. The fully self-contained lower suite is accessed via a private rear entrance and mirrors the elevated design of the main floor. Highlights include luxury vinyl flooring, pot lighting, a built-in study nook, a bright living space with large windows, a well-equipped kitchen with island seating and dishwasher, 2 spacious bedrooms, a split bathroom layout, and its own laundry. Enhanced soundproofing and separate baseboard radiant heating (independently controlled) provide comfort and privacy for both levels. Outside, the backyard offers excellent

functionality with a double garage accessible from both the front drive and rear lane, plus an oversized parking pad dedicated to the lower suite. Unbeatable location—just steps to transit, shops, restaurants, Bowness Park, and Calgary Farmers' Market West. Only 15 minutes to downtown with quick access to Highway 1 and the mountains. Rarely does a property offer this level of finish, flexibility, and income potential in such a prime location.