



**2211 Bowness Road NW
Calgary, Alberta**

MLS # A2322307



\$774,999

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,791 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Granite Counters, Jetted Tub, See Remarks		

Inclusions: 1 Tv Mount in Living room & curtains. Basement: Dishwasher, portable stove, refrigerator and washer/dryer

Architecturally distinctive and thoughtfully appointed, this impressive West Hillhurst home offers stylish finishings, generous living space, and a sunny south-facing backyard designed for both everyday living and easy entertaining. Hardwood flooring flows throughout the main and upper levels, creating a warm and inviting feel from the moment you step inside. The main floor features a spacious living room with a gas fireplace, formal dining area, convenient powder room, and a well-appointed kitchen complete with granite countertops, panelled Sub-Zero fridge, stainless steel appliances, large pantry, and a bright breakfast nook with access to a south-facing deck. Upstairs, the expansive primary retreat offers a walk-in closet and a luxurious 5-piece ensuite with a jetted tub, creating a true space to unwind. This level also includes a large den, second full bathroom, upper laundry, and a generous second bedroom with a large closet and private balcony, while skylights draw natural light into the upper level. The fully finished walk-out basement offers exceptional flexibility with a wet bar, spacious bedroom with a walk-in closet, full bathroom, laundry and direct access to the private south-facing backyard. Comfort is covered year-round with forced air heating on the main and upper levels, a natural gas boiler providing radiant heat in the basement, central air conditioning, and a furnace fully overhauled in 2024. Whether entertaining friends and family or enjoying a quiet evening outdoors, the backyard offers plenty of potential for a firepit or hot tub, all complemented by a double garage. Ideally situated on one of the widest roads in the neighbourhood, this property offers ample street parking and an exceptional location close to Memorial Drive, Crowchild Trail, Kensington, the Bow River pathway system, schools, shopping, and downtown Calgary.