



105 Bow Grove NW
Calgary, Alberta

MLS # A2323560

\$550,000



Division:	Bowness		
Type:	Residential/Triplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,618 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Interior Lot, No Back Lane, No Neighbours B		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 404
Basement:	None	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Bowness - 105 Bow Grove NW: Meticulously maintained and thoughtfully designed, this beautiful 3 bedroom, 2.5 bathroom end unit townhouse, located in the sought-after Arrive at Bowness, offers over 1600 square feet of comfort. Coming with an attached heated double-car garage, central air conditioning, and an unbeatable location in the community of Bowness, you don't want to miss. Upon entry, you're welcomed by a spacious entryway and a convenient 2-piece bathroom. The main level features an open-concept layout ideal for everyday living and entertaining. The stylish kitchen is complete with quartz countertops, stainless steel appliances, a large island, and a modern tile backsplash. The bright breakfast nook and spacious living room provide plenty of room for hosting guests, family gatherings, or relaxing evenings at home. Step outside onto your private balcony, perfect for Barbecuing or early morning coffee. The upper level offers three generously sized bedrooms, including a spacious primary retreat featuring a walk-in closet, a luxurious 4-piece ensuite, and stunning views of Winsport/Canada Olympic Park. Another 4-piece bathroom and a large upper-floor laundry room provide both comfort and convenience for families and professionals alike. Perfectly positioned backing onto a playground, this home offers easy access to major routes, including 16 Avenue and Sarcee Trail, while being within walking distance to restaurants, shopping, and Superstore. Located in the highly desirable community of Bowness, residents enjoy access to the Bow River, extensive walking and cycling pathways, numerous parks, off-leash dog areas, and a rich sense of community. This is an exceptional opportunity to own a move-in-ready home in one of Calgary's most vibrant and connected neighbourhoods.