

# \$1,549,000 - 2405 Bowness Road Nw, Calgary

MLS® #A2201231

**\$1,549,000**

5 Bedroom, 5.00 Bathroom, 3,494 sqft  
Residential on 0.11 Acres

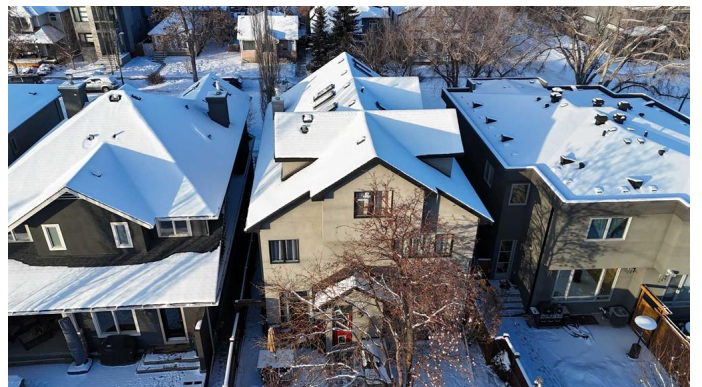
West Hillhurst, Calgary, Alberta

An exceptional custom built three story home  
An Open-floor plan on the main with vaulted ceilings. A formal dining room and main floor private office. A Great -Room and Large Kitchen with a workable central, Granit Island. Top of the line original Appliances. An open stair case to the two-Upper floors! With numerous uneque archtectual features. Basement fully and recently developed. The home has a total of five Bedrooms and 5 Bathrooms. South facing rear yard mature trees and shrubs, Double Detached garage. REDUCED 50,000 Dollars

Built in 2004

## Essential Information

MLS® #	A2201231
Price	\$1,549,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,494
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active



## Community Information

Address	2405 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3L8

## Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Built-In Range
Heating	Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Blower Fan, Circulating, Family Room, Factory Built
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Awning(s), Built-in Barbecue, Covered Courtyard
Lot Description	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	29
Zoning	R-C2

## Listing Details

Listing Office

G.M. Bain Real Estate Services Ltd.

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