## \$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 dinning 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.ATTENTION to the location QUIET CULTA-SAC No through traffic only a block off Crow Child Trail







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
Square Footage Acres	3,494 0.11
Acres	0.11
Acres Year Built	0.11 2004
Acres Year Built Type	0.11 2004 Residential

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	Double Garage Detached, Alley Access		
# of Garages	2		
Interior			
Interior Features	Built-in Features, See Remarks, Walk-In Closet(s), Bookcases, Ceiling Fan(s), Vaulted Ceiling(s)		
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Built-In Gas Range, 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	Awning(s), Built-in Barbecue, Covered Courtyard, Courtyard		
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees		
Roof	Asphalt Shingle		
Construction	Stone, Stucco, Wood Frame		
Foundation	Poured Concrete		
Additional Information			
Date Listed	March 11th, 2025		

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Days on Market	56
Zoning	R-C2

## **Listing Details**

Listing Office G.M. Bain Real Estate Services Ltd.

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