

# \$959,000 - 1739 Bowness Road Nw, Calgary

MLS® #A2254884

**\$959,000**

4 Bedroom, 4.00 Bathroom, 1,906 sqft

Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

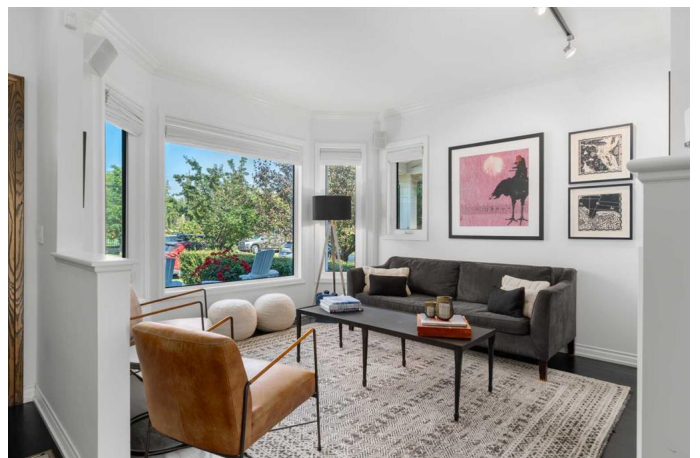
Discover the perfect blend of sophistication and comfort at 1739 Bowness Road NW, a home that doesn't just check boxes, but elevates everyday living. Nestled in Westmount in the heart of West Hillhurst and directly across from the Bow Valley Lawn Bowling Club, this is arguably the prettiest block in the city! This stunning infill welcomes you with warm natural light, soaring ceilings, and thoughtfully designed spaces that feel both elegant and inviting.

Step inside and experience the flow of the open plan main floor, where gatherings come to life around the chef-inspired kitchen.

Upstairs, retreat to your private sanctuary - a primary suite that feels like a boutique hotel, complete with vaulted ceilings, a spa-like ensuite, and a walk-in closet that makes mornings effortless.

The fully finished basement offers space for movie nights, game days, and weekend guests, while the south-facing backyard invites you to unwind on summer evenings with friends and family. Whether it's a quiet coffee on the front porch, a stroll along the Bow River pathways, or a night out in vibrant Kensington just minutes away, this home places you at the centre of Calgary's most cherished lifestyle.

At 1739 Bowness Road NW, you're not just buying a house - you're embracing a way of life where style, comfort, and



community come together.

Built in 1996

### Essential Information

MLS® #	A2254884
Price	\$959,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,906
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1739 Bowness Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3K3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Paved
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Water Softener

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Double Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Level, See Remarks, Greenbelt
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 9th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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