

\$1,074,900 - 2207 Bowness Road Nw, Calgary

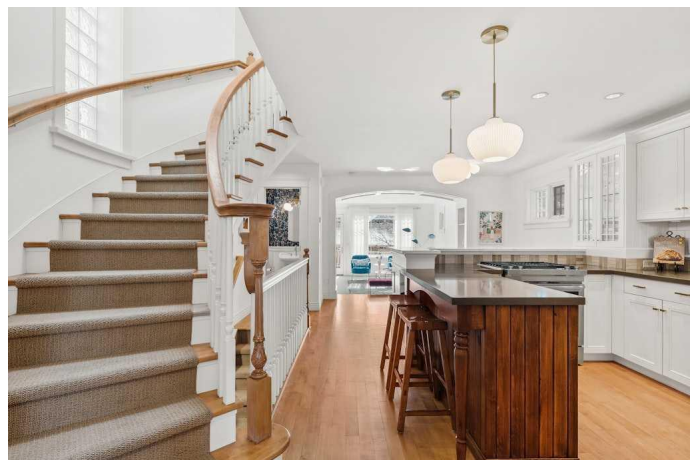
MLS® #A2201949

\$1,074,900

4 Bedroom, 4.00 Bathroom, 1,886 sqft
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Charming and beautifully finished family home in a prime West Hillhurst location! Situated on a picturesque, tree-lined street, this home showcases timeless curb appeal with a restored character door, blending historic charm with modern sophistication – creating the perfect setting for family life in a sought after inner-city neighbourhood. Inside, you’ll find site-finished maple hardwood floors, crown moulding, floor-to-ceiling windows, stunning light fixtures paired with recessed lighting, and custom built-ins throughout. The generous front dining room flows beautifully into a gourmet kitchen, featuring quartz countertops, stainless steel appliances including a gas range, classic subway tile backsplash, and a richly stained breakfast bar. Through an arched doorway with built-in bookshelves, the bright family room offers an elegant gas fireplace, custom cabinetry, and access to a raised deck overlooking an extra-deep backyard. A powder room with eye-catching wallpaper and wainscoting adds a stylish touch to the main floor. A stunning curved staircase leads to three bedrooms and two full bathrooms, including a spacious primary retreat with vaulted ceilings, panelled walls, double-sided fireplace, and a beautifully renovated ensuite with a vessel tub and dual vanity. The 2 remaining bedrooms are serviced by a full bath. The fully finished lower level features tiled floors, a versatile office or additional bedroom with built-ins, a dream laundry room



with abundant storage, a full bath with steam shower, and a walk-out family room with a brick-faced fireplace and an abundance of custom built-ins. Ideally located, this home is steps to the Bow River pathway system, West Hillhurst Community Association (offering tennis courts, skating rink, gym, and programs), and minutes to Kensington's shops, restaurants and cafes, top-rated schools, U of C, Foothills & Children's Hospitals, and downtown offering the perfect blend of lifestyle and convenience.

Built in 1998

Essential Information

MLS® #	A2201949
Price	\$1,074,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,886
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2207 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3L4

Amenities

Parking Spaces	2
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Parking Double Garage Detached
of Garages 2

Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Chandelier, Crown Molding, Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Gas Oven
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 3
Fireplaces Basement, Brick Facing, Double Sided, Gas, Living Room, Mantle, Master Bedroom
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 14th, 2025
Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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