

2207 Bowness Road NW
Calgary, Alberta

MLS # A2201949



\$1,074,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

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)

Inclusions: Central A/C, Dishwasher, Dryer, Garage Control(s), Gas Cooktop/Oven, Microwave, Refrigerator, Washer, Window Coverings

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.