



**8530 Bowness Road NW
Calgary, Alberta**

MLS # A2280360



\$639,900

Division:	Bowness		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	2,090 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4
Garage:	Alley Access, Driveway, Garage Door Opener, Off Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot, Front Yard, Interior Lot, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 199
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	MC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	na		

Welcome to this modern 4 Bedroom, 4 Bathroom end-unit offering an exceptional blend of family-friendly design and investment versatility in one of Calgary's most established and sought-after communities. This thoughtfully designed home provides space to grow while offering excellent income or multi-generational living potential. A standout feature is the main-floor bedroom with a separate private entrance and attached 4-piece bathroom—ideal for extended family, older children, guests, a home office, or a potential rental setup. The open-concept main living area is bright and welcoming, featuring quartz countertops, modern finishes, and a cozy electric fireplace with mantel, creating the perfect space for family gatherings. Step outside to the private balcony, offering a comfortable outdoor space to enjoy the amazing Calgary summer nights. The generous size bedrooms include walk-in closets and spa-like ensuites, providing privacy and comfort for every family member. An oversized single garage adds valuable space for parking, storage, bikes, and strollers. Located just steps from Bowness Park and Calgary's extensive city pathway system, this home is perfect for active families. Enjoy walking distance to schools, parks, playgrounds, and daily amenities, with quick access to major roadways and downtown—making it equally attractive to renters and owner-occupiers. A flexible, modern home that works for growing families and savvy investors alike—offering lifestyle today and value for the future.