



**203, 6148 Bowness Road NW
Calgary, Alberta**

MLS # A2288648



\$299,900

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	818 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 336
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Quartz Counters		

Inclusions: None

Tucked just steps from the Bow River pathways and parks, this beautifully updated two-bedroom, two-bathroom condo offers the perfect blend of comfort, privacy, and location in the heart of Bowness. Inside, the space feels bright and welcoming with an open layout that connects the kitchen, dining, and living areas. Large windows fill the home with natural light while the corner gas fireplace creates a warm focal point for quiet evenings. The kitchen is both stylish and functional, featuring quartz countertops, black stainless-steel appliances, abundant cabinetry, and a central island that's perfect for morning coffee or casual meals. Both bedrooms sit on the corner of the building, creating a peaceful retreat away from neighbouring units. The spacious primary bedroom includes its own three-piece ensuite, while the second bedroom works beautifully for guests, a home office, or a roommate. A full four-piece bathroom and well-organized in-suite laundry add everyday convenience. Recent updates include contemporary wide-plank laminate flooring, new closet doors, updated electrical outlets, ceiling fans, and a Honeywell smart home system you can control right from your phone. Step outside to the oversized balcony — a quiet and private spot to start your day or unwind in the evening. The building is well managed with reasonable condo fees, heated underground parking, and additional storage. All of this just minutes from Market Mall, the University of Calgary, local shops, restaurants, and quick access west to the mountains. A fantastic opportunity for first-time buyers, investors, or anyone looking for a low-maintenance home in one of Calgary's most loved communities.