



**2211 Bowness Road NW  
Calgary, Alberta**

**MLS # A2304349**



**\$839,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,791 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Crown Molding, Granite Counters, Jetted Tub, See Remarks		

**Inclusions:** 1 Tv Mount in Living room, Dishwasher, portable stove, refrigerator and washer/dryer in basement.

Architecturally distinctive and thoughtfully appointed, this impressive West Hillhurst home offers stylish finishings, generous living space, and a sunny south-facing backyard designed for both everyday living and easy entertaining. Hardwood flooring flows throughout the main and upper levels, creating a warm and inviting feel from the moment you step inside. The main floor features a spacious living room with a gas fireplace, formal dining area, convenient powder room, and a well-appointed kitchen complete with granite countertops, panelled Sub-Zero fridge, stainless steel appliances, large pantry, and a bright breakfast nook with access to a new south-facing deck. Upstairs, the expansive primary retreat offers a walk-in closet and a luxurious 5-piece ensuite with a private water closet and oversized jacuzzi tub, creating a true space to unwind. This level also includes a large den, second full bathroom, upper laundry, and a generous second bedroom with a large closet and private balcony. The fully finished walk-out basement offers exceptional flexibility with a well-equipped kitchenette, spacious bedroom with a walk-in closet, full bathroom, laundry and direct access to the private south-facing backyard. Whether entertaining friends and family or enjoying a quiet evening outdoors, the backyard offers plenty of potential for a firepit or hot tub, all complemented by a double garage. Ideally situated on one of the widest roads in the neighbourhood, this property offers ample street parking and an exceptional location close to Memorial Drive, Crowchild Trail, Kensington, the Bow River pathway system, schools, shopping, and downtown Calgary.