



**1612 Bowness Road NW  
Calgary, Alberta**

**MLS # A2157587**



**\$899,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,413 sq.ft.	<b>Age:</b>	1910 (114 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Private, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame, Wood Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home		

**Inclusions:** N/A

**DON'T RUB YOUR EYES TOO LONG, THIS RE-PRICED 2ST IS PRICED TO SELL !--** The perfect blend of old world charm fused with modern renovations, this one of a kind 2 Storey home is in the HEART OF HILLHURST & ONE BLOCK FROM THE RIVER PATHS & KENSINGTON SHOPPING DISTRICT --BOASTING A WALK SCORE OF 94/100! AND, AN ALMOST PERFECT BIKE SCORE OF 98/100! Over 1850 ft2 of development, 3 Bdrms (all up), 2.5 baths & 3 LARGE PRIVATE OUTDOOR DECK SPACES.- Titanium white kitchen w/ floor to ceiling cabinetry, QUARTZ countertops, mosaic tile backsplash, stainless appliances (GAS RANGE + POT FAUCET), breakfast bar & private dining nook. Living area has HARDWOOD PLANK floors, high flat ceilings, dozens of pot lights & corner rock fireplace. The OLD WORLD FRONT PORCH screams MORNING COFFEE, LEMONADE & LAUGHTER. Upstairs has 3 great bedrooms -- a glorious 5 pc bathroom w/ quartz counters, his/her sinks, heated floors, glass mosaic tile & glass shower stall. Upper laundry & access to another 180 ft2 SOUTH FACING patio -PERFECT FOR WINE, SUNSETS AND SNUGGING.- Basement has plenty of storage, perfect cold room for a wine cellar, STUNNING 4pc bath (soaker tub, separate shower and heated floors), den + family room down. Double detached garage. Fully landscaped, private back yard. Owners had the entire basement waterproofed in 2016 with interior draining dry subfloor, a sump pump installed with battery backup and installed a dehumidifier (\$27,400). Both bathrooms were renovated in 2017 (lower bath cost \$32,487). Don't forget to visit our 3D tour!!! NOTE: THE 10 NEW PROPERTIES BEING BUILT ON THE STREET -- all for NORTH OF \$2,000,000!