## \$1,549,000 - 2405 Bowness Road Nw, Calgary

MLS® #A2201231

## \$1,549,000

5 Bedroom, 5.00 Bathroom, 3,494 sqft Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

An exceptional custom built three story home An Open-floor plan on the main with vaulted ceilings. A formal dinning room and main floor private office. A Great -Room and Large Kitchen with a workable central, Granit Island. Top of the line original Appliances. An open stair case to the two-Upper floors! With numerous uneque archtectual features. Basement fully and recently developed. The home has a total of five Bedrooms and 5 Bathrooms. South facing rear yard mature trees and shrubs, Double Detached garage.ATTENTION to the location QUIET CULTA-SAC No through traffic only a block off Crow Child Trail







Built in 2004

## **Essential Information**

MLS® #	A2201231
Price	\$1,549,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,494
Square Footage Acres	3,494 0.11
Acres	0.11
Acres Year Built	0.11 2004
Acres Year Built Type	0.11 2004 Residential

Community InformationAddress2405 Bowness Road NwSubdivisionWest HillhurstCityCalgaryCountyCalgaryProvinceAlbertaPostal CodeT2N 3L8AmenitiesImage: State Sta	Status	Active	
SubdivisionWest HillhurstCityCalgaryCountyCalgaryProvinceAlbertaPostal CodeT2N 3L8AmenitiesParking Spaces4ParkingAlley Access, Double Garage Detached# of Garages2InteriorInterior FeaturesBookcases, Built-in Features, Ceiling Fan(s), See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)AppliancesBuilt-In Gas Range, Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window CoveringsHeatingCentral, Natural GasCoolingCentral AirFireplaceYes# of Fireplaces1FireplacesCirculating, Family Room, Gas, Blower Fan, Factory BuiltHas BasementYesBasementFinished, Full	Community Information		
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FireplacesCirculating, Family Room, Gas, Blower Fan, Factory BuiltHas BasementYesBasementFinished, FullExterior	Fireplace	Yes	
Has BasementYesBasementFinished, FullExterior	# of Fireplaces	1	
BasementFinished, FullExterior	Fireplaces	Circulating, Family Room, Gas, Blower Fan, Factory Built	
Exterior	Has Basement	Yes	
	Basement	Finished, Full	
Exterior Features Awning(s), Built-in Barbecue, Courtyard, Covered Courtyard	Exterior		
Lot DescriptionBack Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s)RoofAsphalt ShingleConstructionStone, Stucco, Wood FrameFoundationPoured Concrete	Lot Description Roof Construction	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s) Asphalt Shingle Stone, Stucco, Wood Frame	
Additional Information			
Date Listed March 11th, 2025			

Days on Market

Zoning

49

R-C2

## **Listing Details**

Listing Office G.M. Bain Real Estate Services Ltd.

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