

# \$1,890,000 - 2319 Bowness Road Nw, Calgary

MLS® #A2223414

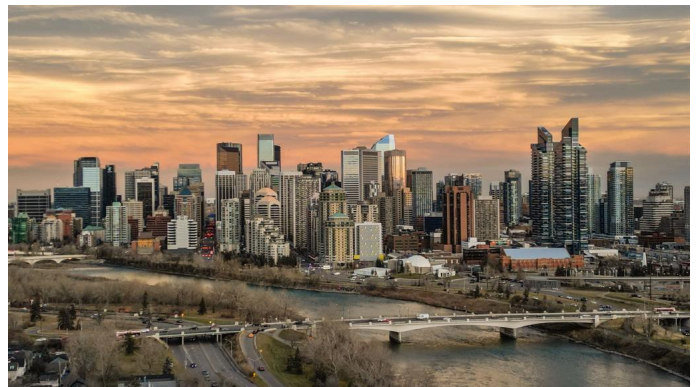
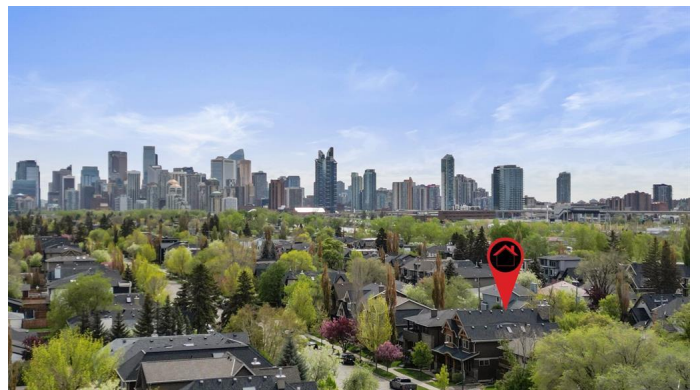
**\$1,890,000**

4 Bedroom, 4.00 Bathroom, 3,072 sqft

Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

Custom built by Timberock, this beautifully maintained home offers more than 4300 SQFT of living space, with a total of 4 bedrooms and 4 bathrooms (potential 5th bedroom unfinished and currently used as storage). Situated on a quiet, wide, tree-lined street with a south facing back yard and quick access to the amenities of the area including the shoppes and restaurants of 19 Street and Kensington, downtown, commuter roads, hospitals, all levels of schools AND the walking and cycling paths along the Bow River! With top quality finishings and Subzero and Thermador appliances, this warm and welcoming home is better than new and is filled with the thoughtful touches and planning that comes only from the very best. The main floor offers an office, formal living room or dining room, and large foyer plus an open great room with space to relax around the TV, entertain in style, and enjoy your meals and morning coffee around the huge kitchen island and dining area. The upper level includes the primary suite with large walk-in closet, fireplace and ensuite, two large bedrooms, a full bath with dual sinks, and laundry room with storage and room to work. The lower level is just right for fun nights and family days with a 105" theatre screen, games area, built-in bar, bedroom, a full bath and heated floors. Additional important features to note in this home include the practical main floor mudroom with pet station and lockers, a total of 4 fireplaces (including outdoor wood-burning with gas starter), the



built-in closet organizers, Gemstone Lights, newer high efficient furnaces with A/C on the upper level, ceiling fans in all upper bedrooms, brand new washer/dryer, dishwasher and water heater, paved back lane and so much more! The exterior also offers low maintenance exposed aggregate, the perfect deck for warm weather downtime, and an easy to care for fully fenced yard. This one hits the perfect balance of size, style, and location—visit today to take your next step toward your just right place to call home!

Built in 2005

### Essential Information

MLS® #	A2223414
Price	\$1,890,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,072
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2319 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3L6

### Amenities

Parking Spaces	2
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Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Dry Bar, Recessed Lighting
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Basement, Family Room, Gas, Master Bedroom, Outside
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Rectangular Lot, Street Lighting, Level
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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