

# \$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

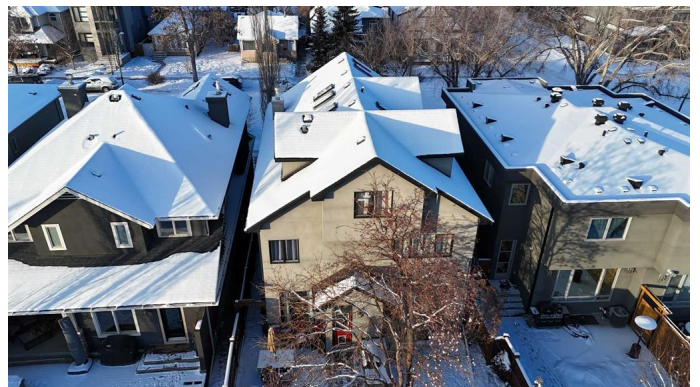
West Hillhurst, Calgary, Alberta

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
Acres	0.11
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	3 Storey



Status Active

## Community Information

Address 2405 Bowness Road Nw  
Subdivision West Hillhurst  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2N 3L8

## Amenities

Parking Spaces 4  
Parking Double Garage Detached, Alley Access  
# of Garages 2

## Interior

Interior Features Built-in Features, See Remarks, Walk-In Closet(s), Bookcases, Ceiling Fan(s), Vaulted Ceiling(s)  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Built-In Gas Range, Built-In Range  
Heating Natural Gas, Central  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Blower Fan, Circulating, Family Room, Factory Built  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Awning(s), Built-in Barbecue, Covered Courtyard, Courtyard  
Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed March 11th, 2025  
Days on Market 52  
Zoning R-C2

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.