

# \$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

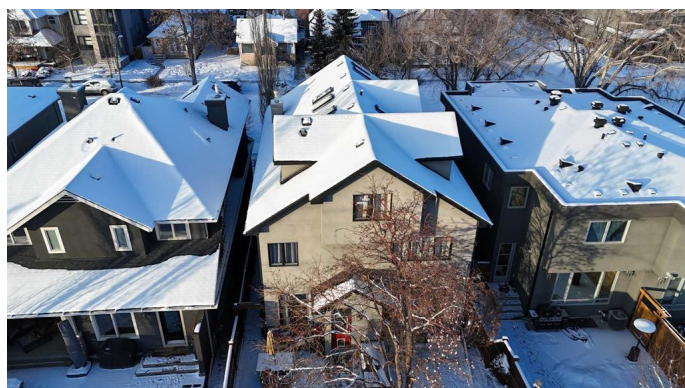
West Hillhurst, Calgary, Alberta

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 53  
Zoning R-C2

**Listing Details**

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

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