



THE
A-TEAM

**RE/MAX
FIRST**

2422 BOWNESS Road, Calgary T2N 3L7

MLS®#: **A2128647**

Area: **West Hillhurst**

Listing Date: **05/10/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 24-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,845

Year Built:

2012

Low Sqft:

Lot Information

Ttl Sqft:

1,845

Lot Sz Ar:

3,121 sqft

Lot Shape:

DOM

51

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Cul-De-Sac,Low Maintenance Landscape,Rectangular Lot
Alley Access,Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 5`2"
Kitchen	Main	15`5" x 21`7"
4pc Bathroom	Upper	5`1" x 11`1"
Bedroom	Upper	11`0" x 9`6"
Laundry	Upper	5`5" x 6`3"
Walk-In Closet	Upper	6`4" x 8`4"
Other	Basement	4`3" x 7`7"

Room	Level	Dimensions
Dining Room	Main	13`11" x 11`9"
Living Room	Main	14`3" x 12`11"
5pc Ensuite bath	Upper	12`1" x 10`11"
Bedroom	Upper	10`1" x 10`3"
Bedroom - Primary	Upper	13`11" x 13`11"
4pc Bathroom	Basement	5`3" x 8`8"
Bedroom	Basement	12`8" x 10`0"

Game Room

Basement

14`3" x 20`9"

Furnace/Utility Room
Legal/Tax/Financial

Basement

8`3" x 10`4"

Title:
Fee Simple
Legal Desc:

51510

Zoning:
R-C2

Remarks

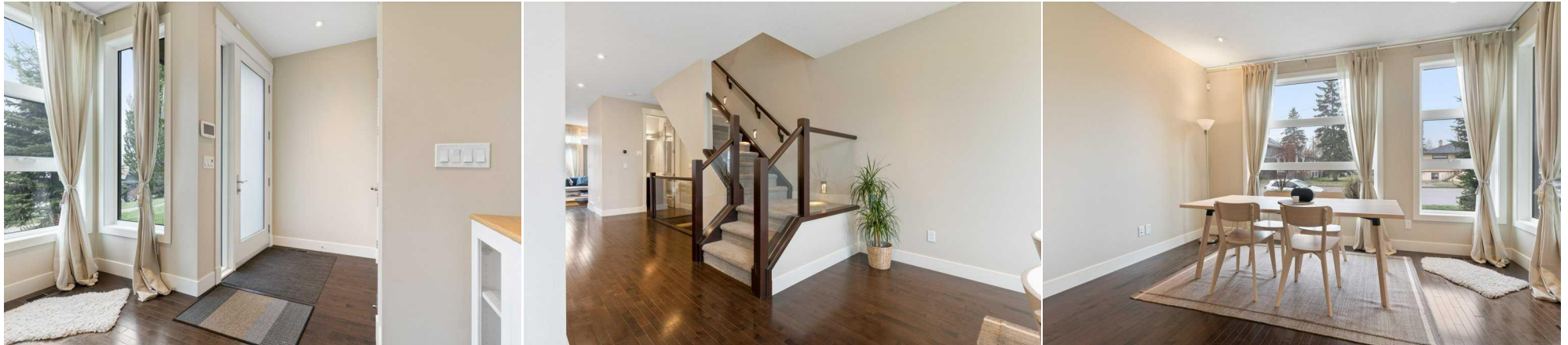
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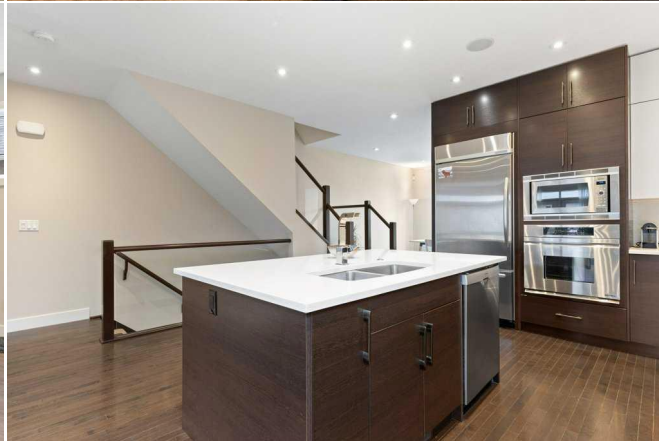
INNER CITY HIDDEN GEM IN WEST HILLHURST !! Discover a stunning half duplex in the highly desirable community of West Hillhurst. This residence, boasting over 1,800 sq/ft of meticulously crafted living space above grade, epitomizes pride and integrity. Featuring 4 bedrooms and a well-planned layout, this luxurious home is sure to leave a lasting impression. The impressive main level features hardwood floors and a contemporary kitchen seamlessly equipped with quartz countertops, a generous island, ample storage, a convenient eating bar, and stainless steel appliances, including a gas stove. Adjacent to the kitchen, a welcoming living room awaits, adorned with a striking feature fireplace, complemented by built-in shelving, and providing access to the serene backyard sanctuary with its exposed aggregate patio. Venture to the upper level where the Primary suite awaits, complete with a walk-in closet featuring custom cabinetry and a lavish ensuite boasting double sinks, a tiled shower, and a decadent soaking tub. Completing this level are two additional bedrooms, a full bathroom, and a convenient laundry room. The fully finished basement sets the scene for entertainment, where loved ones can gather for movie nights or game evenings in the expansive rec room. Additionally, a fourth bedroom and another full bathroom offer comfortable accommodations for guests. Parking is a breeze with the double detached garage tucked away in the backyard. With convenient access to river pathways, shopping, dining, and just minutes from the downtown core and the University, this community truly encompasses all aspects of modern living. Don't miss out on this exceptional opportunity - schedule a showing today!

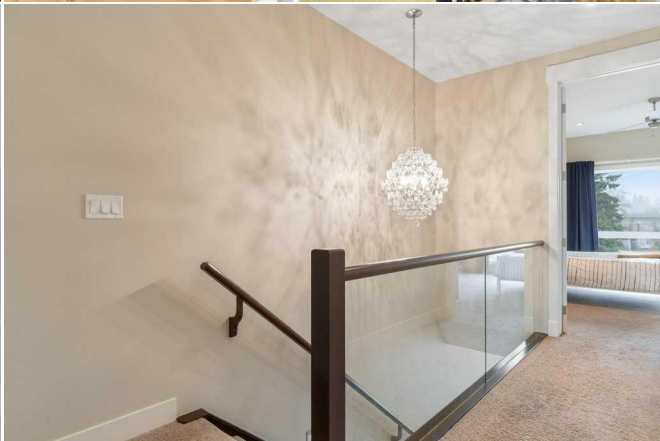
Inclusions:
Property Listed By:

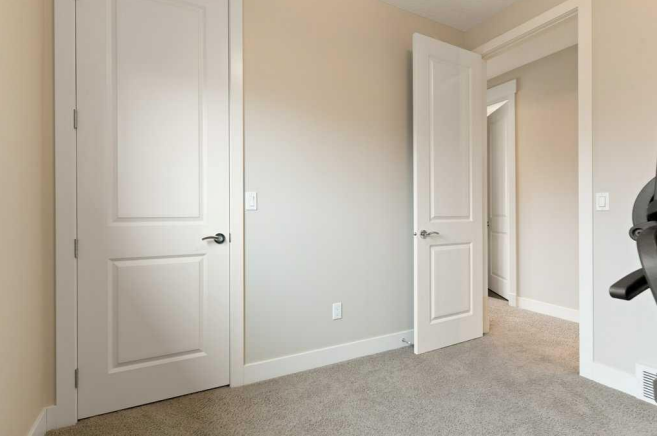
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Hope Street Real Estate Corp.

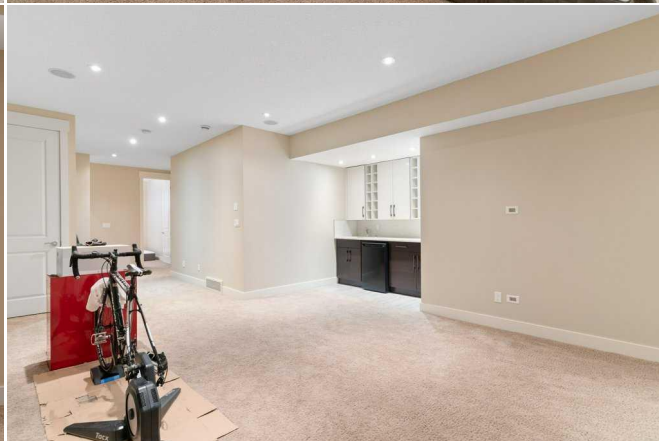
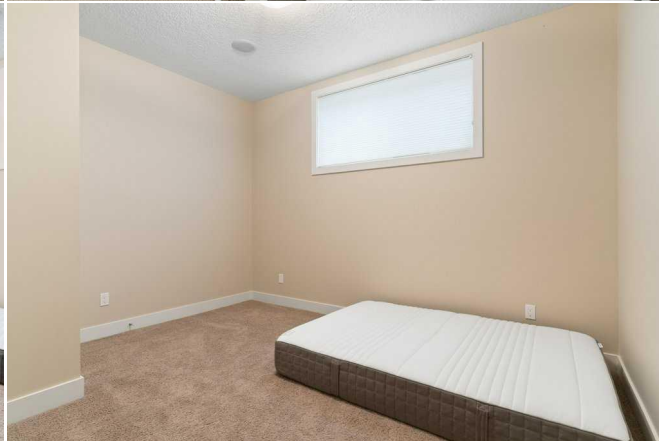
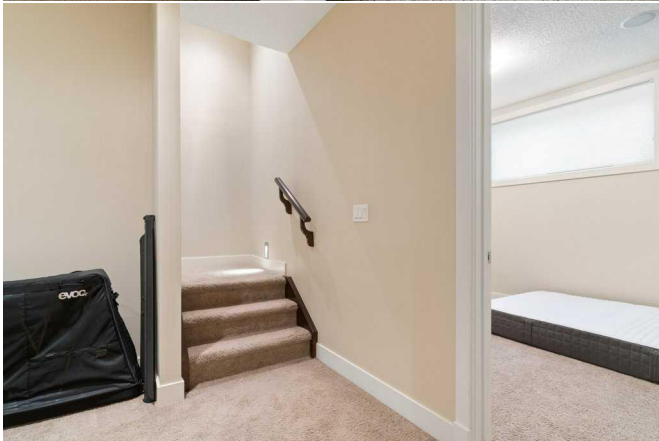
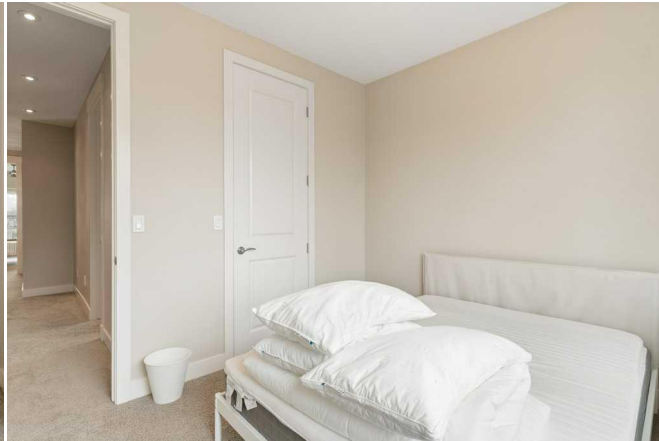
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













2422 Bowness Rd NW, Calgary, AB

Basement (Below Grade) Exterior Area 834.35 sq ft

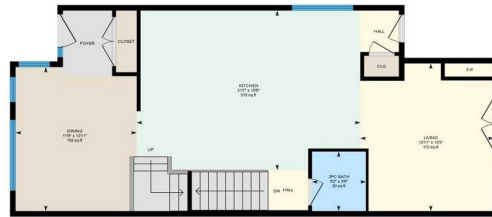


PREPARED: 2024/05/02

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2422 Bowness Rd NW, Calgary, AB

1st Floor Exterior Area 895.19 sq ft



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2422 Bowness Rd NW, Calgary, AB

2nd Floor Exterior Area 850.63 sq ft



PREPARED: 2024/05/02

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