



THE
A-TEAM

**RE/MAX
FIRST**

1612 BOWNESS Road, Calgary T2N 3J9

MLS®#: **A2157587**

Area: **Hillhurst**

Listing Date: **08/20/24**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1910**

Lot Information

Lot Sz Ar: **3,121 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,413**
Low Sqft:
Ttl Sqft: **1,413**

DOM

30
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard,Lawn,Landscaped,Private,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Private Yard**

Construction: **Cedar,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,High Ceilings,Low Flow Plumbing Fixtures,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`10" x 11`3"
Kitchen	Main	18`0" x 10`2"
Dining Room	Main	11`3" x 10`5"
5pc Bathroom	Second	
Bedroom - Primary	Second	13`6" x 11`0"
Bedroom	Second	9`0" x 9`0"
4pc Bathroom	Lower	

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Mud Room	Main	9`0" x 7`5"
Entrance	Main	7`1" x 6`8"
Bonus Room	Second	10`4" x 7`6"
Walk-In Closet	Second	11`6" x 6`11"
Bedroom	Second	10`10" x 7`2"
Den	Lower	11`7" x 6`5"

Family Room

Lower

16`5" x 9`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

51510

Zoning:

R-C2

Remarks

Pub Rmks:

DON'T RUB YOUR EYES TOO LONG, THIS RE-PRICED 2ST IS PRICED TO SELL !-- The perfect blend of old world charm fused with modern renovations, this one of a kind 2 Storey home is in the HEART OF HILLHURST - ONE BLOCK FROM THE RIVER PATHS & KENSINGTON SHOPPING DISTRICT --BOASTING A WALK SCORE OF 94/100! AND, AN ALMOST PERFECT BIKE SCORE OF 98/100! Over 1850 ft2 of development, 3 Bdrms (all up), 2.5 baths -3 LARGE PRIVATE OUTDOOR DECK SPACES.- Titanium white kitchen w/ floor to ceiling cabinetry, QUARTZ countertops, mosaic tile backsplash, stainless appliances (GAS RANGE + POT FAUCET), breakfast bar & private dining nook. Living area has HARDWOOD PLANK floors, high flat ceilings, dozens of pot lights & corner rock fireplace. The OLD WORLD FRONT PORCH screams MORNING COFFEE, LEMONADE & LAUGHTER. Upstairs has 3 great bedrooms -- a glorious 5 pc bathroom w/ quartz counters, his/her sinks, heated floors, glass mosaic tile & glass shower stall. Upper laundry & access to another 180 ft2 SOUTH FACING patio -PERFECT FOR WINE, SUNSETS AND SNUDDLING.- Basement has plenty of storage, perfect cold room for a wine cellar, STUNNING 4pc bath (soaker tub, separate shower and heated floors), den + family room down. Double detached garage. Fully landscaped, private back yard. Owners had the entire basement waterproofed in 2016 with interior draining dry subfloor, a sump pump installed with battery backup and installed a dehumidifier (\$27,400). Both bathrooms were renovated in 2017 (lower bath cost \$32,487). Don't forget to visit our 3D tour!!! NOTE: THE 10 NEW PROPERTIES BEING BUILT ON THE STREET -- all for NORTH OF \$2,000,000!

Inclusions:

Property Listed By:

N/A

RE/MAX House of Real Estate

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











