



THE
A-TEAM

**RE/MAX
FIRST**

1824 BOWNESS Road, Calgary T2N3K4

MLS®#: **A2168158**

Area: **Hillhurst**

Listing Date: **10/02/24**

List Price: **\$1,198,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1988**

Lot Information

Lot Sz Ar: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,938**
Low Sqft:
Ttl Sqft: **1,938**

DOM

16
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Landscaped,Level,Private,Treed**
Park Feat: **Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`1" x 13`4"
Kitchen	Main	16`8" x 13`7"
2pc Bathroom	Main	4`11" x 4`1"
Bedroom	Second	15`6" x 9`7"
3pc Ensuite bath	Second	9`11" x 7`7"
Walk-In Closet	Second	6`9" x 4`5"
Storage	Lower	8`5" x 8`0"

Room	Level	Dimensions
Dining Room	Main	14`0" x 9`11"
Foyer	Main	14`10" x 9`2"
Bedroom - Primary	Second	15`10" x 13`6"
Bedroom	Second	11`5" x 9`11"
4pc Bathroom	Second	10`3" x 9`7"
Game Room	Lower	28`5" x 25`5"
4pc Bathroom	Lower	8`5" x 5`6"

Title:
Fee Simple
 Legal Desc:

51510

Zoning:
R-CG

Remarks

Pub Rmks: **Open House Sunday Oct. 12. 1-3 p.m. This 50' x 125' treed lot and over 2700 sq.ft. of air-conditioned living space can be your urban oasis! Ideally located in the middle of a peaceful, tree lined street in the quiet heart of wonderful West Hillhurst. Just minutes to the University of Calgary, Foothills Health Campus, SAIT, and Mount Royal University. Take a short stroll to all your favourite Kensington shops and restaurants, a quick bike commute or easy walk downtown along scenic Bow River pathways. Spacious living (wood burning fireplace) and dining areas filled with natural light all day. Central kitchen with treed garden views, and discreetly located main floor laundry. 3 generous size upper bedrooms, incl. 16' x 13.5' primary bedroom & ensuite - walk in shower. 2 upper balconies and bright, upper landing flex area. Main level wood burning fireplace, luxurious oak hardwood floors throughout the main and upper levels. Large rec room and 4-piece bath in the lower level. Note the charming front porch and white picket fence front yard. An ultra private back garden area! Relax on a sunny 19' x 17' deck while enjoying magnificent mature trees, flower beds & large grass play area. Irrigation system and wide poured concrete pathways to front of house. Oversize 29' x 11' attached garage with built in storage Plus off-street parking pad at front of house for a 2nd vehicle. Easy care siding and fences. Truly a great opportunity in an unbeatable location! Click on 3D for interactive floorplans.**

Inclusions: **All Items in Garage**
 Property Listed By: **RE/MAX House of Real Estate**

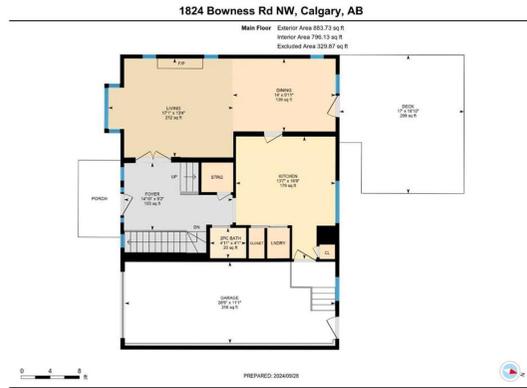
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



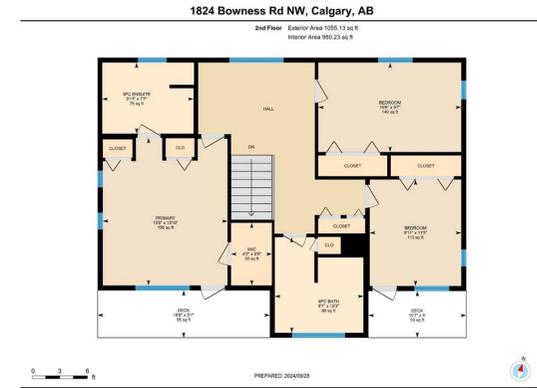








White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Basement (Below Grade) Exterior Area 709.21 sq ft
Interior Area 675.21 sq ft



PREPARED: 2024/09/28



While regions are excluded from total floor area in GDS/DE, floor plans. All room dimensions and floor areas must be considered appropriate and are subject to independent verification.