

6616 Bowness Road NW
Calgary, Alberta

MLS # A2280018



\$725,000

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|-----------|--|--------|-------------------|
| Division: | Bowness | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,849 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Garage Faces Rear | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot | | |

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|---------------------|--|------------|------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: Closet(s) | Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In | | |
| Inclusions: | Nest Thermostat | | |

This stunning custom-built semi-detached home in the heart of Bowness offers exceptional style, comfort, and an unbeatable location. Charming curb appeal welcomes you with a front porch and durable Hardie Board siding. Rich maple hardwood floors flow throughout the open-concept main level, beginning with a cozy front family room featuring a gas fireplace and continuing into a spacious dining area and gourmet kitchen complete with full-height dark maple cabinetry, granite countertops, gas stove, built-in wine fridge, custom hood fan, travertine backsplash, and a large island with seating for three. A bright breakfast nook overlooks the private backyard with deck, privacy screen, and mature mountain ash tree, while a concrete walkway leads to the oversized double detached garage with additional storage. Upstairs, a skylight fills the space with natural light, complemented by elegant metal spindle railings. The primary suite offers vaulted ceilings, plush Berber carpet, and a spa-inspired ensuite with in-floor heat, dual sinks, granite counters, glass and tile shower with rain head, deep soaker tub, and a generous walk-in closet. Two additional bedrooms, a stylish main bathroom, and a convenient upper laundry room with sink complete this level. The fully finished lower level features 9-foot ceilings, in-floor heat, a large recreation area with corner bar and beverage fridge, a versatile flex room ideal for guests or a home gym, ample storage, and a two-piece powder room accented by a chandelier. Additional highlights include central vacuum, high-efficiency furnace, and sump pump. Enjoy a walkable lifestyle just steps to Main Street and Uptown Bowness with excellent local restaurants, cafés, and shops, minutes to Bow River pathways and Bowness Park—your year-round playground for summer picnics, river access, skating, and winter fun—with

quick access to Winsport, downtown Calgary, and the Trans-Canada Highway for effortless mountain getaways.