

**1739 Bowness Road NW**  
**Calgary, Alberta**

**MLS # A2254884**



**\$959,000**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,906 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Paved		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Greenbelt, Level, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Wired for Sound		
<b>Inclusions:</b>	n/a, negotiable		

Discover the perfect blend of sophistication and comfort at 1739 Bowness Road NW, a home that doesn't just check boxes, but elevates everyday living. Nestled in Westmount in the heart of West Hillhurst and directly across from the Bow Valley Lawn Bowling Club, this is arguably the prettiest block in the city! This stunning infill welcomes you with warm natural light, soaring ceilings, and thoughtfully designed spaces that feel both elegant and inviting. Step inside and experience the flow of the open plan main floor, where gatherings come to life around the chef-inspired kitchen. Upstairs, retreat to your private sanctuary - a primary suite that feels like a boutique hotel, complete with vaulted ceilings, a spa-like ensuite, and a walk-in closet that makes mornings effortless. The fully finished basement offers space for movie nights, game days, and weekend guests, while the south-facing backyard invites you to unwind on summer evenings with friends and family. Whether it's a quiet coffee on the front porch, a stroll along the Bow River pathways, or a night out in vibrant Kensington just minutes away, this home places you at the centre of Calgary's most cherished lifestyle. At 1739 Bowness Road NW, you're not just buying a house - you're embracing a way of life where style, comfort, and community come together.