\$725,000 - 6616 Bowness Road Nw, Calgary

MLS® #A2267417

\$725,000

3 Bedroom, 3.00 Bathroom, 1,849 sqft Residential on 0.06 Acres

Bowness, Calgary, Alberta

This stunning custom-built semi-detached home in the heart of Bowness offers exceptional style, comfort, and location. The charming exterior features a welcoming front porch and durable Hardie Board siding. Inside, rich maple hardwood floors flow throughout the open-concept main level, where a cozy front family room with a gas fireplace leads into a spacious dining area and a gourmet kitchen with full-height dark maple cabinetry, granite countertops, a 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 backyard with a deck, privacy screen, and beautiful mountain ash tree, while the concrete walkway leads to the oversized double garage with extra storage. Upstairs, a skylight fills the space with natural light, and the elegant metal spindle railing adds a designer touch. The primary suite is a peaceful retreat with vaulted ceilings, plush Berber carpet, and a spa-inspired ensuite featuring in floor heat, dual sinks, granite counters, a glass and tile shower with a rain head, a soaker tub, and a large walk-in closet. Two additional bedrooms, a stylish main bathroom, and a convenient laundry room with a sink complete the upper level. The lower level is fully finished with 9-foot ceilings, in-floor heat, a large recreation area with a corner bar and beverage fridge, a flex room ideal for a guest bedroom or home gym, and plenty of storage. Additional highlights include a two-piece powder room with a chandelier,







central vacuum, high-efficiency furnace, and sump pump. Perfectly located within walking distance to Main Street Bowness, trendy restaurants, the Bow River pathways, and Bowness Park, with quick access to Winsport, downtown, and the Trans-Canada Highway for easy mountain getaways, this home truly has it all.

Built in 2009

Essential Information

MLS® # A2267417 Price \$725,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,849 Acres 0.06 Year Built 2009

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 6616 Bowness Road Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B 0G1

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Breakfast Bar, Dry Bar, Granite Counters, Kitchen Island, No Animal

Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Appliances Bar Fridge, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove,

Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator

Heating Fireplace(s), Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn,

Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 28th, 2025

Days on Market 8

Zoning M-C2

Listing Details

Listing Office Real Broker

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