1809 Bowness Road NW

Calgary | Active | MLS® A2358892

$769,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1980**	**1,433.83 sq. ft.**

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Listed by RE/MAX Complete Realty

A closer look

Set on one of the most popular streets in the neighbourhood, this freshly painted 2-storey puts Kensington’s cafes, the Bow River pathways, and downtown all within easy reach. Inside, the living room makes an immediate impression with a 16-foot vaulted ceiling, bay window, and skylight pouring natural light across the hardwood floors and into the dining area, highlighted by a new multi-stage light fixture. The bright white kitchen features a convenient pass-through and generous cabinet and counter space. Toward the back, a welcoming family room with an electric fireplace and oversized windows sits alongside a two-piece bath and direct access to the brand-new wraparound deck-ideal for summer entertaining. Upstairs, an airy loft overlooks the main living space, the primary bedroom offers a walk-in closet, and the main bath pairs a classic clawfoot soaking tub with a tiled glass shower. Downstairs, the fully developed basement adds a third bedroom, three-piece bath, rec room, flex area, and a den with a retro wet bar built for game night. Recent updates include new carpet, fresh interior and exterior paint, and updated lighting throughout most of the home. Additional highlights include newer central A/C, many updated windows, a fenced south yard with garden space, and a single detached garage off the lane.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358892
Bedrooms	3
Bathrooms	3
Year Built	1980
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,433.83 sq. ft.
Main Level Finished Area:	816.77 sq. ft.

Upper Level Finished Area:	617.06 sq. ft.
Below Grade Finished Area:	641.06 sq. ft.
Acreage:	No
Lot Area:	3,573 sq. ft.
Lot Frontage:	28'7"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1980 (Age: 46)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	5151O
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood
Cooling:	Central Air

Fireplaces:	1
Fireplace Details:	Electric, Family Room
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Driveway, Garage Door Opener, Garage Faces Rear, Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room, Sink
City Quadrant:	Northwest
Community:	Hillhurst
Appliances:	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Inclusions:	Refrigerator, Stove, Dishwasher, Hood Fan, Washer/Dryer, Garage Door Opener with Controls
Restrictions:	None Known
Main Floor	Living Room · 12'11" × 11'8" ·
Main Floor	Kitchen · 16'5" × 7'7" ·
Main Floor	Dining Room · 10'11" × 10'7" ·
Main Floor	Foyer · 5'6" × 4'4" ·
Main Floor	Family Room · 14'1" × 11'10" ·
Upper Level	Loft · 11'7" × 10'2" ·
Upper Level	Bedroom - Primary · 12' × 11'7" ·
Upper Level	Walk-In Closet · 7' × 6'5" ·
Upper Level	Bedroom · 10'3" × 7' ·
Basement	Game Room · 12' × 9'5" ·
Basement	Bedroom · 12'2" × 7'11" ·
Basement	Walk-In Closet · 4'4" × 3'2" ·

Basement	Den · 10'11" × 10'7" ·
Basement	Flex Space · 9' × 7'9" ·
Basement	Storage · 5'1" × 4'6" ·
Basement	Laundry · 9'9" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Closet Organizers, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck, Front Porch, Wrap Around
Lot Features:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1809-bowness-road-nw-calgary-a2358892/

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