6614 Bowness Road NW

Calgary | Active | MLS® A2352773

$599,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2009**	**1,866 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Nestled in the heart of Bowness, this stunning two storey home won't disappoint. This beautiful property offers over 1850 sqft of exceptional living space, 3 spacious bedrooms, 3.5 bathrooms, a double detached garage and so much more. An inviting main floor that features 9ft ceilings throughout, hardwood floors, a vast dining area, a cozy office and a bright floor plan that's made for entertaining. This lovely kitchen showcases granite counters throughout, stainless steel appliances, a generous island, plenty of cabinet and pantry. Enjoy your morning coffee in your cozy living room sitting next to your gas fireplace. Host memorable bbq's with family and friends in your beautiful private backyard. A powder room to complete the main level. The upstairs is just as impressive. Walk into this incredible primary retreat with vaulted ceilings that offers a 5 piece spa like ensuite with heated floors, a large walk in closet and roomy balcony. Two additional bedrooms, a stylish main bathroom and convenient laundry room to complete the upper level. This open and functional partially finished basement with heated floors is awaiting your own personal touches. Conveniently located, only steps away from great restaurants, shops and café's. Only minutes from Bowness Park, Bow River pathways and the Calgary Farmers Market. Easy access to downtown Calgary, Winsport and Highway 1 for that weekend mountain getaway. Come see this incredible property for yourself!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352773
Bedrooms	3
Bathrooms	4
Year Built	2009
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,866 sq. ft.

Main Level Finished Area:	899 sq. ft.
Upper Level Finished Area:	967 sq. ft.
Lot Area:	2,701 sq. ft.
Lot Frontage:	25'
Front Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2009 (Age: 17)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1512786
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Partially Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Kitchen · 12'2" × 10'9" ·
Main Floor	Dining Room · 18' × 7'6" ·
Main Floor	Office · 11'9" × 10'4" ·
Main Floor	Living Room · 13'2" × 12'5" ·
Main Floor	Foyer · 10'7" × 7'6" ·
2nd Floor	Laundry · 7'10" × 5'5" ·
2nd Floor	Bedroom - Primary · 15'8" × 13' ·
2nd Floor	Bedroom · 11'9" × 11'2" ·
2nd Floor	Bedroom · 11'9" × 10' ·
Basement	Family Room · 23'7" × 19' ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C2
Listed Date:	Oct 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6614-bowness-road-nw-calgary-a2352773/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.