

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

MLS® #A2267417

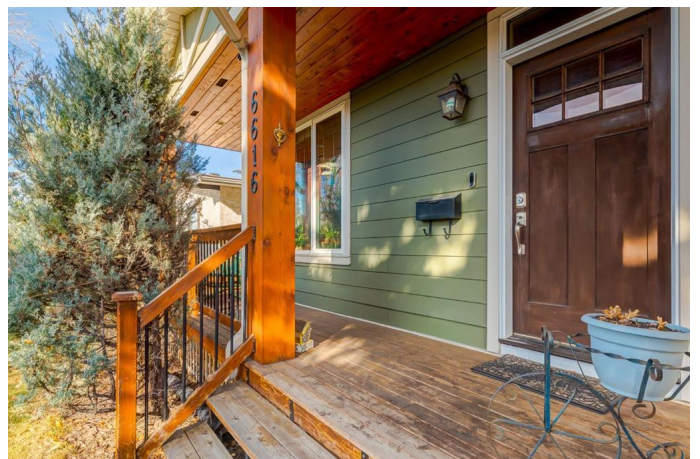
\$725,000

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
Community	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, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Dry Bar
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	3
Zoning	M-C2

Listing Details

Listing Office	Real Broker
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