

1612 Bowness Road NW
Calgary, Alberta

MLS # A2157587



\$899,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,413 sq.ft.	Age:	1910 (114 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Private, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home		

Inclusions: N/A

DON'T RUB YOUR EYES TOO LONG, THIS RE-PRICED 2ST IS PRICED TO SELL !-- The perfect blend of old world charm fused with modern renovations, this one of a kind 2 Storey home is in the **HEART OF HILLHURST** -- ONE BLOCK FROM THE RIVER PATHS & KENSINGTON SHOPPING DISTRICT --BOASTING A WALK SCORE OF 94/100! AND, AN ALMOST PERFECT BIKE SCORE OF 98/100! Over 1850 ft2 of development, 3 Bdrms (all up), 2.5 baths & 3 LARGE PRIVATE OUTDOOR DECK SPACES.- Titanium white kitchen w/ floor to ceiling cabinetry, QUARTZ countertops, mosaic tile backsplash, stainless appliances (GAS RANGE + POT FAUCET), breakfast bar & private dining nook. Living area has **HARDWOOD PLANK** floors, high flat ceilings, dozens of pot lights & corner rock fireplace. The **OLD WORLD FRONT PORCH** screams **MORNING COFFEE, LEMONADE & LAUGHTER**. Upstairs has 3 great bedrooms -- a glorious 5 pc bathroom w/ quartz counters, his/her sinks, heated floors, glass mosaic tile & glass shower stall. Upper laundry & access to another 180 ft2 **SOUTH FACING** patio -**PERFECT FOR WINE, SUNSETS AND SNUZZLING**.- Basement has plenty of storage, perfect cold room for a wine cellar, **STUNNING 4pc bath** (soaker tub, separate shower and heated floors), den + family room down. Double detached garage. Fully landscaped, private back yard. Owners had the entire basement waterproofed in 2016 with interior draining dry subfloor, a sump pump installed with battery backup and installed a dehumidifier (\$27,400). Both bathrooms were renovated in 2017 (lower bath cost \$32,487). Don't forget to visit our 3D tour!!! **NOTE: THE 10 NEW PROPERTIES BEING BUILT ON THE STREET -- all for NORTH OF \$2,000,000!**