



# 1612 Bowness Road Calgary Alberta

\$899,000

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 mosiac tile & glass shower stall. Upper laundry & access to another 180 ft2 SOUTH FACING patio -PERFECT FOR WINE, SUNSETS AND SNUGGING.- 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! (id:6769)

5pc Bathroom Measurements not available

Bonus Room 10.33 Ft x 7.50 Ft

Primary Bedroom 13.50 Ft x 11.00 Ft

Other 11.50 Ft x 6.92 Ft

Bedroom 9.00 Ft x 9.00 Ft

Bedroom 10.83 Ft x 7.17 Ft

4pc Bathroom Measurements not available

Family room 16.42 Ft x 9.08 Ft

Living room 14.83 Ft x 11.25 Ft

2pc Bathroom .00 Ft x .00 Ft

Kitchen 18.00 Ft x 10.17 Ft

Other 9.00 Ft x 7.42 Ft

Dining room 11.25 Ft x 10.42 Ft

Other 7.08 Ft x 6.67 Ft

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