



## 23 Beaupre Crescent Calgary Alberta

\$699,000

Welcome to this beautifully renovated bungalow tucked away on a quiet private crescent in the heart of Bowness, with a park and green space directly across the street. Thoughtfully redesigned, this 900-square-foot home blends modern sophistication with warmth and functionality, offering a fully legal basement suite with a separate entrance for added flexibility. The main floor is filled with natural light and showcases a stunning designer kitchen that anchors the space. Rich black cabinetry paired with sleek brass hardware creates a bold yet timeless aesthetic. Crisp white quartz countertops and a classic subway tile backsplash add brightness and contrast, while the statement black range hood provides a striking focal point. A large island with an undermount sink and matte black faucet offers both prep space and gathering space, making it perfect for entertaining or everyday living. The brand-new kitchen is complete with a Whirlpool fridge, hood fan, electric stove, dishwasher, and a convenient stacked laundry setup for the upper suite. The Luxury Vinyl Plank flooring runs throughout the main level, which features two spacious bedrooms and a beautifully updated full bathroom. Large windows invite in abundant natural light and frame views of the mature trees outside. Downstairs, the fully legal two-bedroom suite mirrors the same thoughtful renovation and modern finishes. With its own private laundry, radiant baseboard heating, and an HRV system for continuous fresh air circulation, the lower level offers exceptional comfort and independence. ROCKWOOL(R) fire-rated insulation between floors enhances safety while significantly reducing sound transfer, ensuring privacy between suites. The southwest-facing backyard is a peaceful retreat, filled with mature trees that burst into beautiful blooms each spring and perennial peonies that add charm and colour throughout the s...

Living room 18.67 Ft x 10.67 Ft

Kitchen 10.75 Ft x 9.92 Ft

Bedroom 11.25 Ft x 10.67 Ft

Bedroom 11.25 Ft x 10.75 Ft

Laundry room 3.25 Ft x 3.00 Ft

3pc Bathroom 5.58 Ft x 4.92 Ft

Kitchen 12.92 Ft x 11.42 Ft

Dining room 11.25 Ft x 8.42 Ft

Primary Bedroom 10.50 Ft x 9.83 Ft

Bedroom 12.25 Ft x 8.00 Ft

Foyer 5.33 Ft x 2.83 Ft

Laundry room 3.08 Ft x 1.67 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Furnace 8.67 Ft x 5.33 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Living room 15.92 Ft x 11.25 Ft