

\$849,000 - 1647 Bowness Road Nw, Calgary

MLS® #A2261971

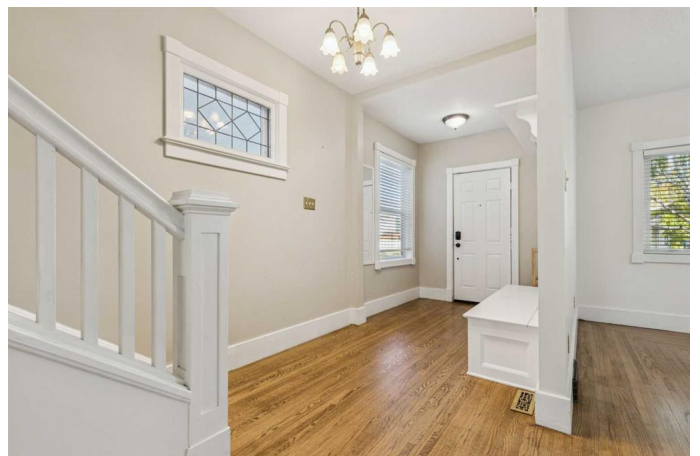
\$849,000

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Residential on 0.07 Acres

Hillhurst, Calgary, Alberta

OPEN HOUSE - SATURDAY, OCTOBER 4
FROM 2PM to 5PM - Welcome to 1647
Bowness Rd NW, a charming two-story
character home that beautifully blends 1910
details with modern renovations and upgrades.
Located on a desirable tree-lined street, this
home offers excellent curb appeal and an
outstanding location. The main floor boasts
hardwood flooring throughout, featuring a
spacious entry, large living and dining rooms,
and a gas fireplace with a period mantle and a
refurbished exposed brick chimney,
complemented by built-in shelving. The kitchen
is equipped with granite counters, stainless
steel appliances, and a gas stove. A generous
mudroom provides ample space for boots,
toboggans, and even your favorite dog bowls.
Upstairs, you'll find two bright and spacious
bedrooms, large bathrooms, and
sun-drenched hallways. The master bedroom
offers vaulted ceilings, a sizable closet, and a
beautifully renovated ensuite bath with dual
vanities and quartz countertops. The second
upstairs bathroom has also been thoughtfully
renovated, highlighting the anchoring brick
chimney and some fun Rocky Mountain
details. The lower level, renovated in 2015,
features a full bathroom, heightened ceilings,
and upgraded insulation. Outside, a 24-foot
double detached garage is situated in the
sunny south-facing backyard. This lovely
home's prime location allows for easy walking
access to restaurants, shopping, downtown,
and the pathway system. Call today for your



private viewing!

Built in 1910

Essential Information

MLS® #	A2261971
Price	\$849,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,520
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1647 Bowness Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3K1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Beamed Ceilings, Crown Molding
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.