

# \$869,900 - 8114 Bowness Road Nw, Calgary

MLS® #A2237076

**\$869,900**

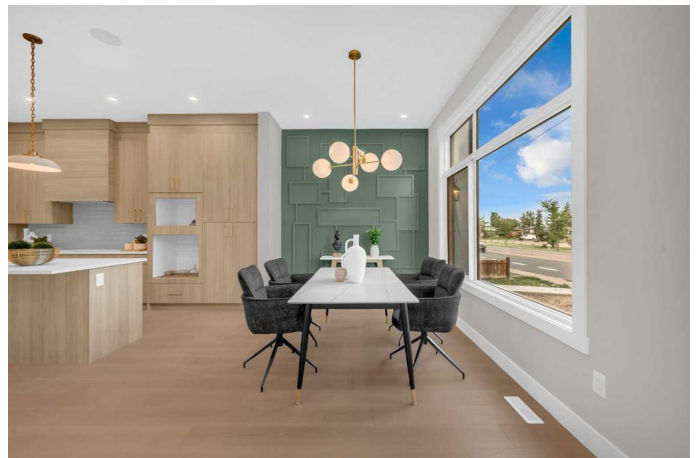
5 Bedroom, 4.00 Bathroom, 2,006 sqft  
Residential on 0.07 Acres

Bowness, Calgary, Alberta

Open house this Saturday, September 13, 2025 from 12:30PM - 2PM. 2 BEDROOM LEGAL BASEMENT SUITE | OVER 2,900 SQFT OF LIVING SPACE | DOUBLE DETACHED GARAGE | 5 BEDROOM & 3.5 BATHROOMS | Welcome to 8114 Bowness Road NW, a stunning new residence in the vibrant Bowness community of Calgary. This unique, modern 2-storey home offers over 2,900 square feet of luxurious living space, expertly designed with both elegance and functionality in mind.

As you enter, you're greeted by an open-concept main floor that blends modern style with everyday convenience. The spacious dining area flows into a chef-inspired gourmet kitchen featuring high-end stainless steel appliances, a large island, and ample storage. Adjacent to the kitchen, a bright family room creates a welcoming space for relaxation and gatherings. The rear mudroom leads out to your private backyard oasisâ€”perfect for family entertainment.

Throughout the home, luxury finishes are evident in every detail, from the upgraded MDF detailing and staircase railings to the premium lighting and built-in finishes. On the second floor, the master suite serves as a private retreat with a 5-piece ensuite that includes a freestanding tub, dual sinks, a custom shower, and a walk-in closet. Two additional spacious bedrooms share a full



4-piece bathroom, and a convenient laundry room completes the upper level.

The fully legalized 2-bedroom basement suite offers a cozy, self-contained living space with premium vinyl flooring, a spacious living room, a full kitchen, and a 4-piece bathroom.

Located in one of Calgary’s most desirable neighborhoods, 8114 Bowness Road NW offers the perfect combination of luxury, comfort, and convenience. Just minutes from downtown, Bowness Park, and Bow River walking paths, with easy access to major amenities like the University of Calgary, hospitals, the new Baker Centre, Superstore, and the popular Greenwich Farmers Market. Plus, enjoy quick access to the mountains.

This home is a rare gem that embodies the ideal Calgary lifestyle. Welcome to your new home.

Built in 2024

Essential Information

MLS® #	A2237076
Price	\$869,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,006
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	8114 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0H6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), No Animal Home, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In
Heating	Forced Air
Cooling	None, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Private, City Lot, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	71
Zoning	M-C1

### **Listing Details**

Listing Office	TREC The Real Estate Company
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