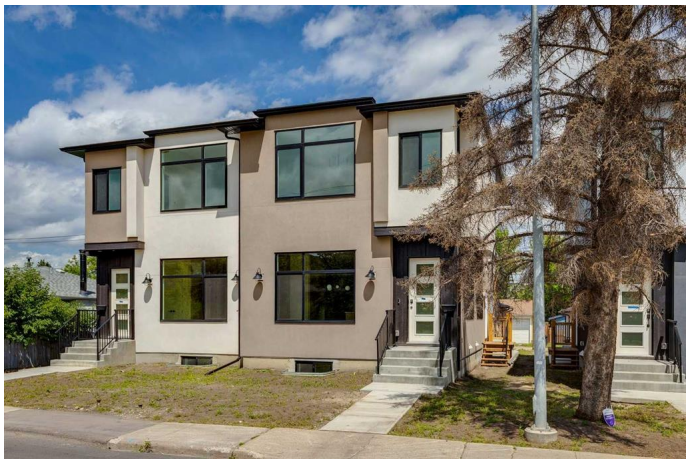
$884,900 - 8116 Bowness Road Nw, Calgary

MLS® #A2237174

$884,900
5 Bedroom, 4.00 Bathroom, 1,982 sqft
Residential on 0.07 Acres



Bowness, Calgary, Alberta

Tucked away on a peaceful, tree-lined street in a sought-after northwest neighbourhood, this beautifully crafted home blends modern design with everyday functionality. Its striking exterior immediately stands out, while the setting offers both urban convenience and nearby nature escapes.

Inside, youâ€™ll find a thoughtfully laid-out floor plan designed for both style and comfort. The front dining area is an ideal setting for everything from casual coffee mornings to festive gatherings, enhanced by stylish lighting and an open, airy atmosphere.

At the heart of the home, the kitchen shines with sleek, full-height cabinetry, elegant quartz counters, and a generous central islandâ€”perfect for prepping meals or entertaining guests. Whether you cook often or prefer to bring in takeout, this space works beautifully for both.

The adjacent living room is inviting and refined, featuring a statement fireplace framed by large windows that fill the space with natural light and offer a lovely view of the backyard. Itâ€™s the perfect balance of cozy and modernâ€”great for hosting or relaxing after a long day.

A smartly designed rear mudroom adds everyday practicality, complete with custom-built storage and durable tile

flooringâ€”ideal for all seasons. Nearby, the powder room is equally polished, with tasteful finishes and attention to detail.

Upstairs, the primary suite offers a peaceful escape with high ceilings, a spacious walk-in closet, and a spa-inspired ensuite. From the luxurious soaker tub and double vanity to the heated floors and glass shower, every element is crafted for comfort. Two more bright and roomy bedrooms, a stylish 4-piece bathroom, and a fully equipped laundry room with built-in cabinetry and a quartz folding counter round out the upper level.

Downstairs, a fully legal 2-bedroom basement suite adds significant flexibilityâ€”ideal for guests, multigenerational living, or rental income. It includes its own entrance, a modern kitchen with quartz counters, open living space, two generous bedrooms, and a full bathroom with contemporary tilework.

All of this comes in an unbeatable location: steps from Bow River trails, close to schools and parks, and a short drive to downtown, the University of Calgary, and Foothills Hospital, Market Mall, and Canadian Superstore. Modern living. Prime location. Income-ready. Come see it today!

Built in 2025

Essential Information

MLS® #	A2237174
Price	$884,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,982
Acres	0.07

Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	8116 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	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	July 5th, 2025
Days on Market	1
Zoning	M-C1

Listing Details

Listing Office	RE/MAX House of Real Estate

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