

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

MLS® #A2237076

**\$869,900**

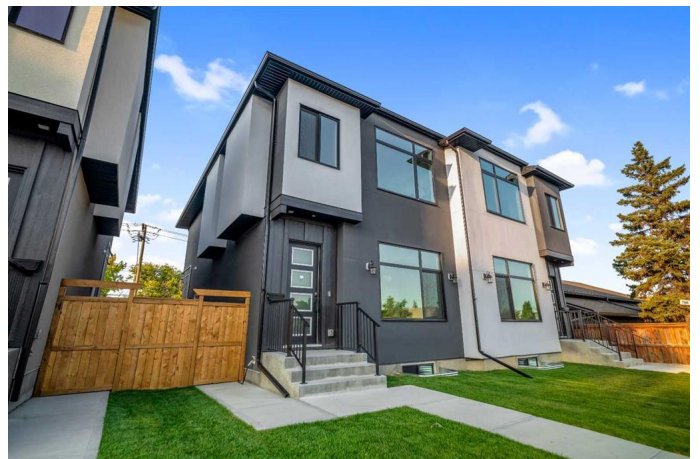
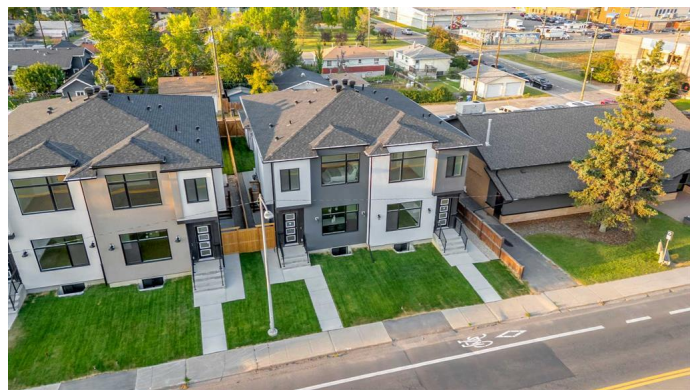
5 Bedroom, 4.00 Bathroom, 2,006 sqft  
Residential on 0.07 Acres

Bowness, Calgary, Alberta

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

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 80             |
| Zoning         | M-C1           |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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