

# \$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	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Double Vanity, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Oven-Built-In, Gas Cooktop, Range Hood
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, City Lot, Rectangular Lot, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 4th, 2025
Days on Market	75
Zoning	M-C1

### Listing Details

Listing Office	TREC The Real Estate Company
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