\$849,900 - 8114 Bowness Road Nw, Calgary

MLS® #A2268028

\$849,900

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 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 2025

Essential Information

MLS® # A2268028 Price \$849,900

Bedrooms 5

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,006
Acres 0.07

Year Built 2025

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), Gas Cooktop, Microwave,

Oven-Built-In, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None, Rough-In

Fireplace Yes # of Fireplaces 1

Fireplaces Gas
Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Private, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 5th, 2025

Zoning M-C1

Listing Details

Listing Office TREC The Real Estate Company

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