

# \$884,900 - 8114 Bowness Road Nw, Calgary

MLS® #A2237076

**\$884,900**

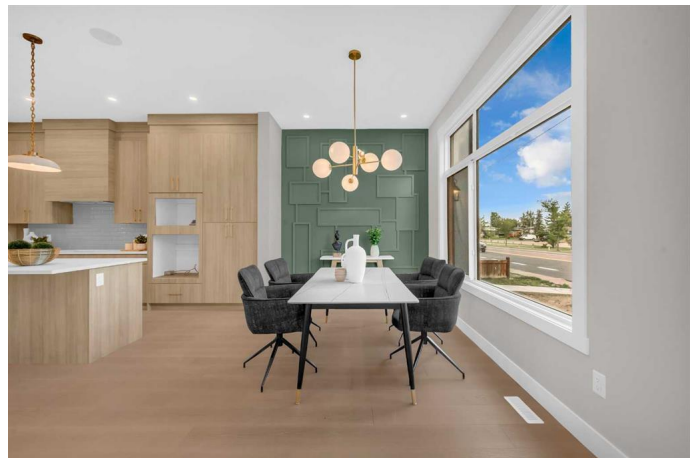
5 Bedroom, 4.00 Bathroom, 2,006 sqft  
Residential on 0.07 Acres

Bowness, Calgary, Alberta

2 BEDROOM SEPARATE ENTRANCE  
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	\$884,900
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), 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	Exterior Entry, Finished, Full, Suite

### 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	July 4th, 2025
Days on Market	7
Zoning	M-C1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.