

# \$298,000 - 202, 6148 Bowness Road Nw, Calgary

MLS® #A2186485

**\$298,000**

2 Bedroom, 2.00 Bathroom, 818 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Welcome Home! You will enjoy an amazing lifestyle in this well designed condo which has been very well maintained. There is lots of natural light flowing into the condo making it bright. Relax in your two large bedrooms and two full bathrooms. The large primary bedroom has an ensuite and spacious walk-in closet. This open concept condo features a highly functional kitchen with plenty of cabinets. The living area is perfectly set up for entertaining with the potential for office space. A corner natural gas fireplace with a mantle is well situated for art and photos. This premium corner condo location also has a large private balcony with a natural gas hookup for a BBQ. From both the inside of your condo and the balcony you can soak in the amazing views of Canada Olympic Park. This condo has been thoughtfully taken care of with recent upgrades including new paint, a Nest thermostat and luxury vinyl plank flooring. Completing laundry is convenient with your washer and dryer located within the condo. Additionally, this building features a private indoor parkade which is heated and has an assigned stall and storage locker along with bike storage. Recent building upgrades include the exterior building stucco along with decks painted in 2024 and hallway paint and carpets in 2021. The Bowness Manor complex is well managed by the owners thereby resulting in lower condo fees. Every condo manages their own heat and water consumption. A convenient location which is great for an active lifestyle being close



to parks, shops (unique and local), Shouldice Aquatic Centre, Bowness Park, and a farmers market. Well situated with a short 15 minute drive to downtown, Superstore, the University of Calgary and the Calgary Zoo. Call today to view your next home.

Built in 2002

### **Essential Information**

MLS® #	A2186485
Price	\$298,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	818
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	202, 6148 Bowness Road Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0E1

### **Amenities**

Amenities	Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Underground, Assigned
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan
-------------------	--

Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Dryer, Washer
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	EPA Qualified Fireplace, Gas, Mantle
# of Stories	3

## **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	M-C1

## **Listing Details**

Listing Office	CIR Realty
----------------	------------

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.