$800,000 - 32 Beaupre Crescent Nw, Calgary

MLS® #A2216187

$800,000

5 Bedroom, 4.00 Bathroom, 1,000 sqft
Residential on 0.15 Acres

Bowness, Calgary, Alberta

Perfect Investment property with a LEGAL 2 bedroom Lower Suite! (See 3D Virtual Tour) Welcome to this charming 5 Bedroom, 4 Bathroom, raised Bungalow with double detached garage & RV parking situated on a quiet Crescent across the street from a park in the heart of Bowness. As you approach the property you are greeted by mature trees & lilacs, you will also note the wide front drive with ample parking. Once inside, you will have to remind yourself that you are not in a modern NYC Loft! The house has been completely re-designed to accommodate modern living, both in design & functionality with designer lighting, a beamed ceiling & luxury vinyl flooring. On the upper level, you find 3 bedrooms (one being a flex space off the living room) a spa-inspired 4-piece main bathroom & 2-piece ensuite for the primary bedroom. The Kitchen! Here we find dark stainless appliances, quartz counters, a 36â€• gas range, and a panelled dishwasher, all anchored together by the massive sit-in island with sink. Exiting the back door you will find a mudroom and separate laundry. The lower Suite is accessed from the separate rear entrance and features its own mud room & plenty of storage. Entering the suite you will find a similar design to the upper level with LVP flooring, pot lighting, a built-in study nook, a fully appointed kitchen with a sit-in island & dishwasher, a bright living room with a large window, 2 large bedrooms, a split bathroom & separate laundry. Extra attention has been

paid to soundproofing from the upper suite. Rare to find is the baseboard radiant heating. Completely controllable & separate from the upper suite.
Outside the rear of the property, you will find a double garage with access from both the front drive and the back alley. beside the garage is an oversized parking pad for the lower tenant.
The location couldn't be better as it is steps away from Transit, Shopping, Restaurants Bowness Park & Calgary's Farmers Market West. 15 min to Down Town, and quick access to Hwy 1 & Mountains. It is truly RARE To find a property quite like this. It will not last long on the market. Book you're showing today.

Built in 1959

Essential Information

MLS® #	A2216187
Price	$800,000
Bedrooms	5
Bathrooms	4.00
Full Baths	1
Half Baths	3
Square Footage	1,000
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	32 Beaupre Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B2S8

Amenities

Parking Spaces	6
Parking	Parking Pad, Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Breakfast Bar
Appliances	Dishwasher, Electric Stove, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, See Remarks
Heating	Baseboard, Forced Air, Combination, Radiant, See Remarks, Zoned
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, See Remarks, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick
Foundation	Other

Additional Information

Date Listed	May 1st, 2025
Days on Market	46
Zoning	R-CG

Listing Details

Listing Office	CIR Realty

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