

\$1,549,900 - 2032 Bowness Road Nw, Calgary

MLS® #A2249722

\$1,549,900

4 Bedroom, 5.00 Bathroom, 2,781 sqft

Single Family on 0.07 Acres

West Hillhurst, Calgary, Alberta

Experience elevated inner-city living in this exquisite 3-storey infill, offering over 3,580 sq ft of thoughtfully designed space across four levels. Every detail of this semi-detached home reflects exceptional craftsmanship and contemporary elegance—from the wide-plank hardwood flooring to the striking custom limewash feature wall in the main-floor office. The open-concept main floor features 10-foot ceilings, a formal dining room with custom wainscoting and expansive windows, and a show-stopping kitchen with a 12'™ island, high-end built-in appliances, quartz countertops, gold and black hardware, and under-cabinet lighting. Just off the kitchen, a cleverly tucked-away pocket office offers a quiet and functional workspace ideal for remote work or daily planning. The spacious living area is anchored by a designer gas fireplace with full-height tile surround and built-in millwork, while a generous mudroom with built-ins adds practical convenience. Upstairs, discover two luxurious primary suites—each with double vanities, freestanding soaker tubs, and fully tiled showers—along with a bonus room and a full laundry room. Designer details like curated lighting, feature wallpapers, and elegant sconces add elevated character throughout. The third-level loft serves as a private retreat, showcasing another expansive primary bedroom with two walk-in closets, a spa-inspired ensuite, and an additional office with access to a private balcony. The fully



developed basement completes the home with a spacious rec room and wet bar, a fourth bedroom, full bath, and a dedicated home gym. Finished with smooth white and dark stucco, a metal roof, and oversized windows, this architectural gemâ€”designed by the renowned John Trinâ€”sets a new benchmark for modern luxury in Calgaryâ€™s desirable West Hillhurst/Bowness corridor. Situated near parks, schools, the river and amenities. Call today to book your private tour!! (id:6289)

Built in 2025

Essential Information

Listing #	A2249722
Price	\$1,549,900
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	2,781
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2032 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N3K8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Wet bar
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air, In Floor Heating
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Concrete, Stucco
Exterior Features	Landscaped
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bravo Realty



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