

\$1,548,800 - 2035 Bowness Road Nw, Calgary

MLS® #A2256675

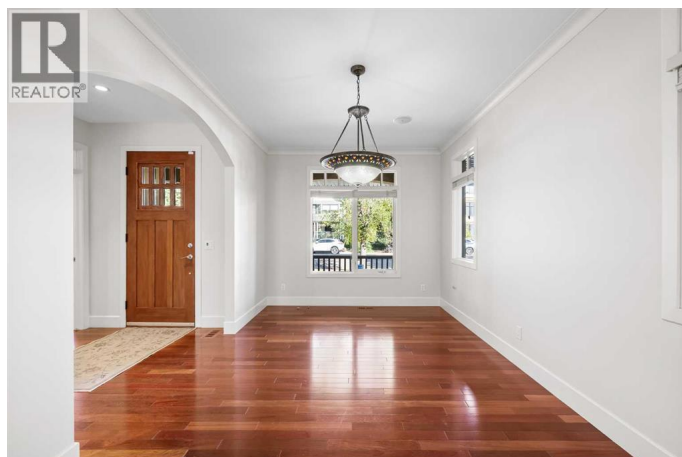
\$1,548,800

4 Bedroom, 4.00 Bathroom, 2,415 sqft

Single Family on 0.09 Acres

West Hillhurst, Calgary, Alberta

OPEN HOUSE SUNDAY OCTOBER 5th
2-4:30**PLEASE VIEW THE DRONE VIDEO**
NOTE THE LARGER LOT (33'x125').
TRIPLE DETACHED GARAGE. Beautifully
spacious and freshly painted family home with
3285 sq. ft. of living space and over
\$90,000.00 in upgrades! Located on a quiet,
wide tree-lined street in the heart of West
Hillhurst! Tons of natural light through the large
windows and glass block features. Gleaming
Brazilian Cherry floors on the main floor. The
large gourmet kitchen elegantly blends the
gorgeous Cherry cabinetry with new
stainless-steel appliances. Chefs will love the
timeless granite counters and five burner gas
stove. Large 6'x9' granite island with
eating bar and built-in wine storage. The Den
makes a great home office. The large front
formal dining room is perfect for family and
entertaining. The spacious and inviting rear
view living room with elegant black slate gas
fireplace features large south windows and
French doors opening onto the south facing
wood deck. Wide well-lit stairs to an
exceptionally well-designed upper level. An
expansive primary bedroom retreat with
Cherry wood built-ins, three-way gas fireplace,
vaulted ceiling and two large walk-in closets. A
dream spa-inspired five-piece ensuite
bathroom with separate granite vanities,
elegant deep soaker tub and oversize tile
shower. Two additional upper bedrooms
feature vaulted ceilings, and each has its own
four-piece bathroom! Convenient upper



laundry includes the new upgraded washer and dryer. Spacious, open design fully developed lower-level features five egress windows and walnut engineered hardwood floors. The expansive family/recreation area features an elegant corner gas fireplace. Large fourth bedroom and spacious three-piece bathroom with egress window and oversize walk-in shower make this perfect for guests or a nanny. A sought-after triple detached insulated, drywalled and heated garage. A wonderful south private backyard with 25â€™™ freshly painted wood deck and paver stone patio with beautiful perennial garden. This location is so well connected that commuting to work, school and daily errands is easy. SAIT, U of C, Foothills Hospital and the inner core are just 10 minutes away. Outdoor enthusiasts will love this fabulous location nestled only two blocks from the banks of the Bow River Pathways. This premier location is the perfect place to call home. (id:6289)

Built in 2004

Essential Information

Listing #	A2256675
Price	\$1,548,800
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,415
Acres	0.09
Year Built	2004
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2035 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary

Province	Alberta
Postal Code	T2N3K0

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, Back lane, French door, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Detached Garage, Garage, Heated Garage, Oversize, See Remarks
# of Garages	4

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Garburator, Microwave Range Hood Combo, Window Coverings, Water Heater - Gas
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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Listing information last updated on October 13th, 2025 at 8:32am PDT