

# \$1,499,900 - 2032 Bowness Road Nw, Calgary

MLS® #A2266037

**\$1,499,900**

4 Bedroom, 5.00 Bathroom, 2,781 sqft

Residential 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 a large walk-in closet, 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 oversized windows, this architectural gem designed by the renowned John Trin, sets a new benchmark for modern luxury in Calgary’s desirable West Hillhurst/Bowness corridor. Situated near parks, schools, the river and amenities. Call today to book your private tour!!

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2266037               |
| Price          | \$1,499,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,781                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2032 Bowness Road Nw |
| Subdivision | West Hillhurst       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2N 3K8              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Bar Fridge, Built-In Refrigerator, Dishwasher, Gas Stove, Microwave, Range Hood, Washer/Dryer                                                 |
| Heating           | Forced Air, Natural Gas, In Floor Roughed-In                                                                                                  |
| Cooling           | Rough-In                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard, Landscaped        |
| Roof              | Asphalt Shingle, Metal                  |
| Construction      | Concrete                                |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 1                  |
| Zoning         | R-CG               |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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