

**2032 Bowness Road NW  
Calgary, Alberta**

**MLS # A2266037**



**\$1,499,900**

|                  |                                           |               |                  |
|------------------|-------------------------------------------|---------------|------------------|
| <b>Division:</b> | West Hillhurst                            |               |                  |
| <b>Type:</b>     | Residential/Duplex                        |               |                  |
| <b>Style:</b>    | 3 (or more) Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 2,781 sq.ft.                              | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                                         | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached                    |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped          |               |                  |

|                    |                                                                                                                                               |                   |      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor Roughed-In, Forced Air, Natural Gas                                                                                                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl Plank                                                                                                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle, Metal                                                                                                                        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete                                                                                                                                      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                               | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound |                   |      |
| <b>Inclusions:</b> | N/A                                                                                                                                           |                   |      |

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 “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!!