

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

MLS® #A2249722

**\$1,549,900**

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 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 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® #         | A2249722               |
| Price          | \$1,549,900            |
| 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, Stucco

Foundation Poured Concrete

## Additional Information

Date Listed August 18th, 2025

Days on Market 51

Zoning R-CG

## Listing Details

Listing Office Century 21 Bravo Realty

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