

\$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 3

Zoning R-CG

Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.