

\$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	4
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.