



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1620 Bowness Road NW
Calgary, Alberta

MLS # A2217890



\$1,650,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,247 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Exquisite Modern Living in the Heart of Hillhurst Welcome to this stunning luxury residence in one of Calgary's most sought-after neighbourhoods. Thoughtfully designed with exceptional craftsmanship and attention to detail, this home blends modern elegance with practical family living. Main Floor? Step into an inviting open-concept layout ideal for both entertaining and everyday comfort. The chef-inspired kitchen boasts top-of-the-line JennAir appliances, including a 48" double oven range, and is complemented by custom white oak built-ins in the dining room that add a timeless touch of sophistication. Natural light fills the spacious dining and living areas, which are anchored by a sleek gas fireplace with natural brick surround. A stylish mudroom and an elegant powder room complete the main floor with function and flair. Upper Level? The 10-foot ceilings continue upstairs, enhancing the sense of space and comfort throughout. The primary suite is a luxurious retreat featuring a spa-inspired ensuite with a freestanding tub, oversized glass shower, double vanity, and a massive walk-in closet. Two additional generously sized bedrooms share a thoughtfully designed Jack-and-Jill bathroom. A dedicated laundry room adds convenience to this well-appointed level. Lower Level? The fully finished basement offers additional space to relax and entertain. Enjoy movie nights or casual gatherings in the spacious family room with a custom built-in bar. Stay active in the glass-enclosed home gym, and provide guests with privacy in the large bedroom and full bathroom. Situated on a quiet, tree-lined street in Hillhurst, this exceptional home is just minutes from top-rated schools, the vibrant shops and restaurants of Kensington, and the picturesque Bow River pathways. Experience refined urban living—book your private showing today!

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