



GRASSROOTS
REALTY GROUP

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2032 Bowness Road NW
Calgary, Alberta

MLS # A2249722



\$1,549,900

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

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