



GRASSROOTS REALTY GROUP

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

**1940 Bowness Road NW
Calgary, Alberta**

MLS # A2282181



\$789,999

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,478 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt, Membrane	Condo Fee:	\$ 430
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	Doorbell Camera, Television Wall Mounts		

Welcome to 1940 Bowness Road NW, ideally located in the ever-popular, amenity-rich neighbourhood of West Hillhurst. This beautifully designed 3-bedroom, 3.5-bath duplex-style townhome offers nearly 2,000 sq ft of thoughtfully planned living space, complete with a single attached garage. From the moment you arrive, the exceptional exterior showcases clean architecture, solid craftsmanship, and modern design. Inside, an inviting open archway and timeless wide-plank hardwood floors lead you into a functional open-concept layout. The main level is filled with natural light from expansive south and west-facing floor-to-ceiling windows. A front dining area flows seamlessly into the well-appointed kitchen, featuring full-height cabinetry, quartz countertops, S/S appliances, a large island, and a striking decorative iron accent wall. The main floor is completed by a cozy living area with a gas fireplace and a convenient 2-piece powder room. The second level offers a spacious primary retreat with room for a king-size bedroom set and a spa-inspired ensuite featuring heated floors, dual vanities, and a custom tiled shower with body sprays. A generous second bedroom, a 4-piece main bath, and upper-level laundry complete this floor. Upstairs, the versatile loft provides the perfect space for a home office or lounge and opens onto your large, private rooftop patio. The fully finished basement includes a comfortable recreation area, third bedroom, and a 4-piece bath—ideal for guests or additional living space. Enjoy three distinct outdoor areas, including a sunny south-facing front deck with direct access to your own green space, a rear courtyard patio, and a wrap-around rooftop patio with a gas line and panoramic downtown skyline views. Additional highlights include 9' ceilings on all levels and central air conditioning. Located just minutes from the Bow

River pathway system, West Hillhurst Community Centre, and schools such as Hillhurst School, Queen Elizabeth School, and Westmount Charter School. Enjoy easy access to nearby shops, cafés, and services, with Kensington just a short stroll away. With quick connections to downtown, Foothills Medical Centre, Alberta Children’s Hospital, and Memorial Drive, this home truly offers the best of turnkey inner-city living. Book your showing today!