

**Unit 1, 2032 Bowness Road NW  
Calgary, Alberta**

**MLS # A2296806**



## \$1,499,900

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,820 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

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

Unit 2 is sold with only Unit 1 remaining, presenting a rare opportunity to own a brand new exceptional three storey semi detached infill offering a total of over 3,700 sqft of thoughtfully curated living space across four levels in the sought after West Hillhurst. This residence showcases elevated inner city living with impeccable craftsmanship and refined contemporary design, highlighted by wide plank hardwood flooring and striking custom oak detailing throughout. The open concept main floor is defined by 10 foot ceilings and a formal dining area with custom wainscoting and large south facing windows that fill the space with natural light, while the kitchen stands out as a true centrepiece with a dramatic 12 foot curved oak island, quartz countertops and backsplash, premium built in appliances, gold and black hardware, two tone cabinetry, a plaster finished curved hood fan, gold pot filler, and under cabinet lighting, complemented by a thoughtfully concealed walk in pantry with custom cabinetry. The living room offers a warm yet sophisticated atmosphere with a designer gas fireplace featuring fluted tile, quartz accents, and curved oak built ins, stepping out to a very large backyard, while a spacious mudroom with built ins leads to a beautifully finished powder room with oak cabinetry, half panelled walls, and under mount lighting. The upper level features two luxurious primary suites, each complete with double oak vanities, freestanding soaker tubs, fully tiled showers, and in-floor heating, along with a versatile bonus room and a full laundry room, all enhanced by carefully selected designer lighting and elegant sconces. The third level loft creates a private retreat with an additional expansive primary bedroom, a large walk in closet with an oak finished island, make-up desk, a spa inspired ensuite with double oak vanity, in-floor heat, and a steam shower, as well as a

dedicated office space that opens onto a private balcony with unobstructed downtown views. The fully developed basement adds further functionality with a generous recreation area, wet bar, fourth bedroom, full bathroom, rough-in for in-floor heat & A/C, and a dedicated home gym, all finished with oversized windows to maximize natural light. Designed by John Trin, this architectural statement home offers a seamless blend of luxury, comfort, and design, ideally located near parks, schools, the river, and everyday amenities. Call today to book your private tour!