

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

MLS # A2278104



\$1,499,900

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,781 sq.ft.	Age:	2025 (1 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	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	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		

Unit 2 is sold, Unit 1 remaining. 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!!