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2121 Bowness Road NW
Calgary, Alberta

MLS # A2317191



$4,200,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	4,233 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	4 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Wet Bar

Inclusions: N/A

This modern architectural DETACHED INFILL in the heart of WEST HILLHURST by Cityside Developments delivers a rare inner-city lifestyle w/ elevated living space across four thoughtfully designed levels offering over 4200 SQFT above grade and 5750+ sqft of overall living space. Created for buyers who want more than a beautiful home, this residence combines dramatic design, everyday comfort, and exceptional functionality w/ an ELEVATOR, 5-BEDS, 4 FULL BATHS + 2 POWDER ROOMS, a ATTACHED 3-CAR GARAGE, DUAL BALCONIES, a THIRD FLOOR LOFT, private office, gym, and dedicated wine tasting space. Step inside to a refined foyer w/ 11FT CEILINGS & sightlines that pull you toward the main living areas. At the front, a flexible den/dining space offers a beautiful setting for formal dinners, a home office, or a statement sitting room. The main floor opens into the kitchen, nook, and family room, creating a seamless layout for hosting, gathering, and daily life. The kitchen is designed as a true centrepiece, complete w/ a prep pantry w/ sink, double wall ovens, a gas cooktop, generous prep space, and a natural connection to the dining nook. At the rear, the family room is anchored by a sleek linear gas fireplace w/ a full-height stone surround, designed TV wall, and FLOATING HEARTH, while oversized windows bring in natural light and frame the home’s modern architectural lines. A custom-built mudroom, elegant powder room, and ELEVATOR access add the kind of practical function that makes the home feel as livable as it is impressive. Upstairs, the private bedroom level is designed for comfort and balance. The primary suite includes a generous walk-in closet and a luxurious ensuite, creating a calm retreat away from the main living spaces. Three additional bedrooms, two full bathrooms, and a dedicated laundry room complete

this level, offering excellent separation and convenience for family life. The top loft level is where this home becomes truly memorable. Designed as an ENTERTAINMENT LOFT w/ wet bar, this incredible upper-level space includes a private office w/ a U-shaped custom built-in desk, a powder room, and dual balconies w/ river and downtown views. It feels custom, elevated, and rare in the inner city. The lower level adds even more versatility w/ a spacious rec room, built-in wet bar, WINE TASTING AND STORAGE area, gym, guest suite, full bath, mudroom, mechanical room, and elevator access. The direct tunnel connection to the 3-CAR GARAGE adds convenience, privacy, and an exceptional level of functionality. Set in sought-after West Hillhurst, this location puts you close to the Bow River pathway system, nearby off-leash areas, West Hillhurst Park, and the West Hillhurst Community Association. Kensington’s restaurants, cafés, boutiques, & everyday conveniences are just minutes away. You’re also close to Queen Elizabeth School, Queen Elizabeth High School, SAIT, the University of Calgary, Foothills Medical Centre, Alberta Children’s Hospital, and downtown Calgary.

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