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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

2115 Bowness Road NW
Calgary, Alberta

MLS # A2354173

$1,249,900

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,077 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, In Garage Electric Vehicle Charging		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Smart Home, Sump Pump(s), Wet Bar		

Inclusions: n/a

Modern luxury in West Hillhurst—built by Deanmark Custom Homes, steps from the Bow River. This property offers 2,077 sq ft above grade of thoughtfully finished living space across three expanded levels. The main floor features gleaming hardwood floors, 9'+ ceiling heights, and an open-concept layout centered around a gourmet kitchen equipped with a gas cooktop, built-in convection oven, quartz countertops, custom cabinetry, and a large central island. The space flows naturally into a south-facing family room with a tile-wrapped gas fireplace and out to a low-maintenance south backyard with an EV fast charger in the detached double garage. Upstairs, the primary suite is a private retreat including a walk-in closet and a luxurious 5-piece ensuite with in-floor heating. Two additional bedrooms, a 4-piece bath, and upper-level laundry complete the upper floor. The fully finished basement adds a flexible entertaining space featuring a wet bar with a fridge and microwave, a 4th bedroom, and a spa-style bathroom with a steam shower. Equipped with central A/C, a water softener, a filtration system, roughed-in basement in-floor heating, and energy-efficient 9.8 kW solar panels. Located just minutes from downtown, the Bow River, and local pathway networks.

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