



## 2032 Bowness Road Calgary Alberta

\$1,549,900

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 two walk-in closets, 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 smooth white and dark stucco, a metal roof, and 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...

Primary Bedroom 12.83 Ft x 12.00 Ft

5pc Bathroom 8.67 Ft x 14.83 Ft

Bonus Room 9.58 Ft x 8.50 Ft

Primary Bedroom 12.83 Ft x 15.33 Ft

Other 9.25 Ft x 5.00 Ft

5pc Bathroom 8.67 Ft x 15.33 Ft

Primary Bedroom 15.67 Ft x 15.25 Ft

Other 5.75 Ft x 15.25 Ft

5pc Bathroom 11.08 Ft x 6.50 Ft

Office 10.00 Ft x 7.67 Ft

Other 14.00 Ft x 5.50 Ft

Recreational, Games room 18.83 Ft x 13.17 Ft

Exercise room 8.83 Ft x 10.00 Ft

3pc Bathroom 8.83 Ft x 5.00 Ft

Bedroom 12.92 Ft x 11.00 Ft

Other 5.50 Ft x 5.50 Ft

Furnace 5.50 Ft x 9.08 Ft

Foyer 7.50 Ft x 7.50 Ft

Listing Presented By:



Originally Listed by:  
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