

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

MLS # A2278104



\$1,499,900

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| 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 | | |

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|--------------------|---|-------------------|------|
| 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!!