

\$1,548,800 - 2035 Bowness Road Nw, Calgary

MLS® #A2256675

\$1,548,800

4 Bedroom, 4.00 Bathroom, 2,415 sqft

Residential on 0.09 Acres

West Hillhurst, Calgary, Alberta

OPEN HOUSE SUNDAY OCTOBER 5th
2-4:30**PLEASE VIEW THE DRONE VIDEO**
NOTE THE LARGER LOT (33'x125').
TRIPLE DETACHED GARAGE. Beautifully
spacious and freshly painted family home with
3285 sq. ft. of living space and over
\$90,000.00 in upgrades! Located on a quiet,
wide tree-lined street in the heart of West
Hillhurst! Tons of natural light through the large
windows and glass block features. Gleaming
Brazilian Cherry floors on the main floor. The
large gourmet kitchen elegantly blends the
gorgeous Cherry cabinetry with new
stainless-steel appliances. Chefs will love the
timeless granite counters and five burner gas
stove. Large 6'x9' granite island with
eating bar and built-in wine storage. The Den
makes a great home office. The large front
formal dining room is perfect for family and
entertaining. The spacious and inviting rear
view living room with elegant black slate gas
fireplace features large south windows and
French doors opening onto the south facing
wood deck. Wide well-lit stairs to an
exceptionally well-designed upper level. An
expansive primary bedroom retreat with
Cherry wood built-ins, three-way gas fireplace,
vaulted ceiling and two large walk-in closets. A
dream spa-inspired five-piece ensuite
bathroom with separate granite vanities,
elegant deep soaker tub and oversize tile
shower. Two additional upper bedrooms
feature vaulted ceilings, and each has its own
four-piece bathroom! Convenient upper



laundry includes the new upgraded washer and dryer. Spacious, open design fully developed lower-level features five egress windows and walnut engineered hardwood floors. The expansive family/recreation area features an elegant corner gas fireplace. Large fourth bedroom and spacious three-piece bathroom with egress window and oversize walk-in shower make this perfect for guests or a nanny. A sought-after triple detached insulated, drywalled and heated garage. A wonderful south private backyard with 25â€™™ freshly painted wood deck and paver stone patio with beautiful perennial garden. This location is so well connected that commuting to work, school and daily errands is easy. SAIT, U of C, Foothills Hospital and the inner core are just 10 minutes away. Outdoor enthusiasts will love this fabulous location nestled only two blocks from the banks of the Bow River Pathways. This premier location is the perfect place to call home.

Built in 2004

Essential Information

MLS® #	A2256675
Price	\$1,548,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,415
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2035 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3K0

Amenities

Parking Spaces	3
Parking	Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized, Rear Drive, See Remarks, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Garburator, Gas Range, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Mantle, Master Bedroom, Recreation Room, See Remarks, Three-Sided, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.