



GRASSROOTS
REALTY GROUP

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1727 Bowness Road NW
Calgary, Alberta

MLS # A2299284



\$1,574,900

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,133 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Interior Lot, Low Maintenance Landscape, Private, Rectangular L		

Heating: In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

A true inner city gem in the heart of Hillhurst. This exceptional home offers a rare blend of timeless elegance, quality craftsmanship, and standout curb appeal, just steps from Kensington Village, Freshco, the Bow River pathways & downtown. From the moment you enter, this home makes an impression with its grand foyer featuring a curved wooden staircase, skylight, and expansive windows that fill the space with natural light, all enhanced by its charming location across from the lawn bowling park. Located just off the homes' entrance, you'll find a private office with French glass doors, coffered ceilings, and custom built-ins that overlook the peaceful green space, ideal for those working from home. The main living area is designed for both entertaining and daily living. Rich and timeless hardwood floors lead into a stunning chef's kitchen featuring high end panelled appliances, including a Wolf 6 burner gas range, Sub-Zero refrigerator, custom built cabinetry, and a large island ideal for gatherings. The adjoining dining area offers an elegant space to host, while the living room centres around a beautiful stone fireplace and opens seamlessly to the sunny south facing backyard. An enclosed mudroom with built-ins offers both style and practicality, making it easy to come and go from the garage while keeping everything organized. Upstairs, you'll find three spacious bedrooms and a well appointed laundry room. The primary suite is a true retreat, complete with downtown views, a two way fireplace, and a spa-inspired ensuite featuring a deep soaker tub, steam shower, dual vanities, and a custom walk-in closet. The fully developed lower level adds even more versatility, with a cozy family room, games area, wet bar, and a beautifully designed wine room. A fourth bedroom, full bathroom, and dedicated home gym complete this level, offering space for guests, relaxation,

and wellness. Outside, enjoy a private, south exposed yard with a pergola-covered deck, two gas lines for outdoor entertaining, and low-maintenance landscaping, all set against an exterior finished entirely in aggregate. Additional features include air conditioning, in-floor heating in the basement, foyer, and bathrooms, a gym-sized steam shower in the basement, a new washer and dryer, custom millwork, 9ft doors, vaulted ceilings, hidden safe room, and an oversized heated garage. Located in one of Calgary's most sought after communities, this home offers unmatched walkability and lifestyle, just moments from shops, restaurants, boutiques, schools, hospitals, and the river pathways. A rare opportunity to own a truly exceptional home in Hillhurst.