



**2201 Bowness Road NW**  
**Calgary, Alberta**

**MLS # A2300474**



**\$1,848,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,840 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Kinetico System

Welcome to 2201 Bowness Road NW, a rare and beautifully curated four-level home in one of West Hillhurst's most sought-after pockets. Situated on a prime corner lot, this exceptional residence offers stunning downtown views, a sunny south-facing backyard, and over 3,700 sq. ft. of thoughtfully designed living space. Natural light pours through strategically placed oversized windows across every above-grade level, creating a bright and inviting atmosphere throughout. The main floor is a true showpiece, featuring engineered hardwood, striking open-riser wood staircases, and a statement raw metal gas fireplace. At the heart of the home is a nearly 16-foot waterfall island with built-in storage and integrated seating, perfectly paired with a chef-inspired kitchen complete with premium Sub-Zero, Miele, and JennAir appliances, custom cabinetry, and designer lighting. Sliding doors open seamlessly to the pergola-covered patio, extending the living space outdoors. The second level is ideal for family living, offering spacious secondary bedrooms, custom closet built-ins, a rare 6-piece bath with heated floors, a flexible bonus/family room, and access to the first upper deck. One of the bedrooms enjoys beautiful south-facing downtown views. The entire third level is dedicated to an exceptional primary retreat &mdash; a true private sanctuary. Enjoy your own covered balcony, wet bar and coffee station, custom open closet, and a luxurious 5-piece ensuite with heated tile floors, freestanding tub, and a stunning two-way fireplace. The fully developed basement offers 9-foot ceilings, a large recreation room with full wet bar, guest bedroom, full bathroom, and rough-in for in-floor heat. Outdoor spaces have been professionally curated with composite decking, pergola, mature landscaping, lighting, and rebuilt upper decks with vinyl decking and metal cladding. Additional

features include air conditioning, zoned heating and cooling, Hunter Douglas blinds, built-in speakers, Vacuflo, Kinetico water system, security system, and insulated garage with Gladiator storage. A truly exceptional inner-city offering just minutes to downtown, Kensington, the Bow River pathways, and some of Calgary's best amenities.