



GRASSROOTS
REALTY GROUP

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2201 Bowness Road NW
Calgary, Alberta

MLS # A2338058



\$1,699,000

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

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

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

A bold architectural statement in the heart of West Hillhurst, this exceptional four-level residence delivers over 3,700 sq. ft. of beautifully finished living space, downtown views, and a sunny south-facing backyard. Set on a prominent corner lot, the home pairs striking contemporary design with exceptional natural light and highly functional living spaces across four developed levels. Oversized windows bring light into every above-grade floor, while engineered hardwood, open-riser wood staircases, and a statement raw-metal gas fireplace establish the home's distinctive character. At the heart of the main floor is an impressive nearly 16-foot waterfall island with integrated seating and storage, paired with a chef-inspired kitchen featuring custom cabinetry, designer lighting, and premium Sub-Zero, Miele, and JennAir appliances. Sliding doors extend the living space to a pergola-covered patio and beautifully landscaped backyard. The second level is designed for family living with spacious secondary bedrooms, custom closet built-ins, a rare 6-piece bathroom with heated floors, a versatile bonus/family room, and access to the first upper deck. One bedroom also captures beautiful south-facing downtown views. The entire third level is dedicated to the primary suite—an impressive private retreat above the city. Enjoy a covered balcony, wet bar and coffee station, custom open closet, and luxurious 5-piece ensuite with heated tile floors, a freestanding tub, and dramatic two-way fireplace shared with the bedroom. The fully developed basement adds 9-foot ceilings, a generous recreation room with full wet bar, guest bedroom, full bathroom, and rough-in for in-floor heat. Professionally curated outdoor spaces feature composite decking, a pergola, mature landscaping, exterior 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 an insulated garage with Gladiator storage. A truly distinctive inner-city home offering exceptional space, design, and versatility, just minutes from downtown, Kensington, the Bow River pathways, parks, schools, restaurants, and some of Calgary's best amenities.