



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1635 Bowness Road NW
Calgary, Alberta

MLS # A2342778



\$1,950,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,529 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Hot Tub		

Luxury, space and an exceptional inner-city location come together on one of Hillhurst's most desirable streets. Set on charming Bowness Road - complete with a centre median and a nod to its early history as a streetcar route to Bowness Park - this impeccably designed family home offers an incredibly rare combination of an oversized 33' x 125' lot, sunny south-facing backyard and fully finished triple garage. The home has seen over \$60,000 in improvements and extras in the past two years and is completely move-in ready. Enjoy a huge sunny deck, high-end hot tub and custom Hunter Douglas window coverings throughout, including several motorized blinds. With 5 bedrooms, 4.5 bathrooms, a bright main-floor office, butler's pantry, mudroom, abundant storage and exceptional outdoor space, this home checks every box for modern family living. The main level immediately impresses with its sophisticated finishes, tasteful built-ins and bright, open-concept layout. The kitchen is truly the heart of the home, featuring an oversized waterfall island, custom cabinetry, two built-in refrigerators framing the central gas range and plenty of space to entertain. The adjacent butler's pantry keeps the working side of the kitchen tucked away, while the spacious mudroom provides custom built-in storage designed around the realities of family life. The dining area is finished with elegant coffered ceilings, while the rear living room offers a cozy gathering space with a gas fireplace flanked by matching built-ins. A bright main-floor office provides the perfect work-from-home space. Upstairs, the primary retreat is complete with a south-facing balcony, spacious walk-in closet and jaw-dropping ensuite. Both additional bedrooms feature their own ensuites and walk-in closets, offering an ideal setup for families and guests. The laundry room is well appointed with a

sink, hanging bar and quartz countertops. The fully finished lower level offers two additional bedrooms that can accommodate teens or guests, or can easily be reimagined as a gym, home office or hobby space. High ceilings and a wide-open great room create endless flexibility, while the wet bar makes entertaining a breeze. There's even a secret storage space hidden behind the TV wall! The fully finished triple garage is an exceptionally rare find in the inner city, providing ample parking, storage and flexibility for vehicles, bikes and recreational gear. Step outside and enjoy the best of Hillhurst and Kensington, with the Kensington district, Bow River pathways and countless amenities all within walking distance. Downtown is just minutes away, while Queen Elizabeth School is only a few blocks from home, offering public K-12 education. Surrounded by many of Calgary's finest inner-city homes, this is a quiet, established residential setting that combines everyday convenience with an unmistakable sense of pride of ownership. A truly special home, an exceptional lot and a location you'll be proud to call home.