

\$1,400,000 - 1926 Bowness Road Nw, Calgary

MLS® #A2131549

\$1,400,000

5 Bedroom, 5.00 Bathroom, 2,425 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Discover luxury living in this incredible custom-built home located in the highly desired neighbourhood of West Hillhurst. Just two blocks from the serene Bow River, with its endless walkways and bike paths, this 3-storey residence offers unparalleled design and convenience. The breathtaking main floor features 11-foot ceilings and engineered white oak hardwood flooring throughout. The living area is bathed in natural light from large south-facing windows, with a feature wall showcasing custom cabinetry and a fireplace. The kitchen is a chef's dream, boasting an oversized black marble island with matching backsplash, double sink, integrated fridge, Bertazzoni 6-burner gas stove, and champagne gold fixtures. The kitchen seamlessly flows into a spacious dining area, with expansive windows overlooking the backyard. The large mudroom with ample storage leads to a backyard designed for year-round enjoyment. The deck features an enclosed entertainment area that can be enjoyed year round with heating, Sonos speakers, a gas fireplace, pot lights, and an additional gas line for BBQs. The lower backyard area includes a mini putting green making it a true entertainer's paradise. The backyard also provides access to an insulated double detached garage, backing onto a laneway. The second level of this home features a south-facing primary bedroom with a large walk-in closet equipped with custom built-in shelving. The stunning en-suite



bathroom offers in-floor heating, a soaker tub, a steam shower, and a double vanity. Completing the second floor are two spacious bedrooms with large closets and blackout curtains, as well as a laundry room complete with a sink and drying rack. The third floor is a unique feature of this home, offering a bonus living area with a rooftop balcony that boasts downtown cityscape views. It also includes a built-in bar with an outdoor fridge, an additional bedroom, and a full bathroom. The fully finished basement features a recreation area complete with a wet bar, an additional fifth bedroom, and a full bathroom with heated flooring. This home includes interior design by Paul Lavoie and exterior landscaping by Cook Custom Landscapes. Additional and noteworthy features include remote controlled Hunter Douglas throughout the house, UV window film on the top floor, air conditioning and an upgraded 2-zone furnace system. West Hillhurst, an inner-city community in Calgary, is situated on the north bank of the Bow River. The neighbourhood is known for its trendy restaurants, cafes, and shops and a thriving community centre. Nearby educational institutions include the University of Calgary, Alberta College of Art, and SAIT, along with the Children’s Hospital and Foothills Hospital. West Hillhurst is a family-oriented community with excellent schools and parks, offering easy access to downtown and major roadways such as Crowchild Trail and Memorial Drive. This is an incredible opportunity to own a truly one-of-a-kind home in West Hillhurst.

Built in 2019

Essential Information

MLS® #	A2131549
Price	\$1,400,000
Sold Price	\$1,370,000

Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,425
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	1926 Bowness Road Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3K6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior



Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Rectangular Lot
Roof	Rubber
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	May 31st, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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