# \$1,388,800 - 2115 Bowness Road Nw, Calgary

MLS® #A2265031

### \$1,388,800

4 Bedroom, 4.00 Bathroom, 2,077 sqft Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

This stunning modern home in West Hillhurst, designed and built by Deanmark Custom Homes, blends European-inspired architecture with the comforts of luxurious urban living. Every detail reflects quality, comfort, and thoughtful design â€" from the creative open-concept layout that maximizes space and natural light, to the oversized ceiling heights and use of modern, natural, and durable finishes throughout. The main floor features gleaming hardwood and a centerpiece kitchen with a gas cooktop, built-in convection oven, quartz countertops, custom cabinetry, and a large island perfect for hosting. The kitchen opens into a bright, south-facing family room with a tile-wrapped gas fireplace and flows effortlessly to the low-maintenance south backyard. A detached garage includes an EV fast charger, ideal for eco-conscious city living. Upstairs, the spacious primary suite is a serene escape with a walk-in closet and luxurious 5-piece ensuite featuring in-floor heating. Two more bedrooms, a 4-piece bath, and a laundry room with a sink complete the upper level. The fully finished basement is great for guests and entertaining â€" enjoy the wet bar with fridge and microwave, a 4th bedroom, and a spa-style bathroom with steam shower. Additional features include A/C, vacuflo, water softener, filtration system, and roughed-in basement in-floor heat. Energy-efficient 9.8 kW solar panels make this home future-ready. All of this in a prime location just minutes to downtown,







the Bow River, and endless walking and biking paths. This home is a must see to appreciate the quality of the home.

#### Built in 2018

# **Essential Information**

MLS® # A2265031 Price \$1,388,800

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,077
Acres 0.07
Year Built 2018

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 2115 Bowness Road Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta
Postal Code T2N 3L2

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Double Garage Detached, In Garage Electric Vehicle

Charging Station(s)

# of Garages 2

# Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, No Smoking

Home, Smart Home, Sump Pump(s), Wet Bar

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Lawn, Low Maintenance Landscape, See

Remarks

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

# **Additional Information**

Date Listed October 17th, 2025

Days on Market 15

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Complete Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.