

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

MLS® #A2265031

**\$1,388,800**

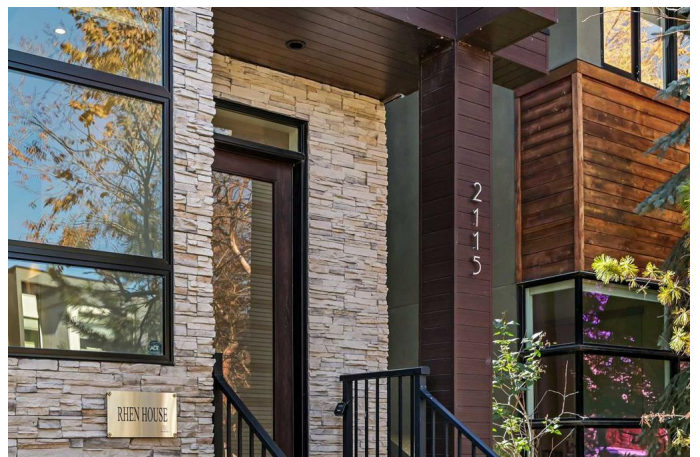
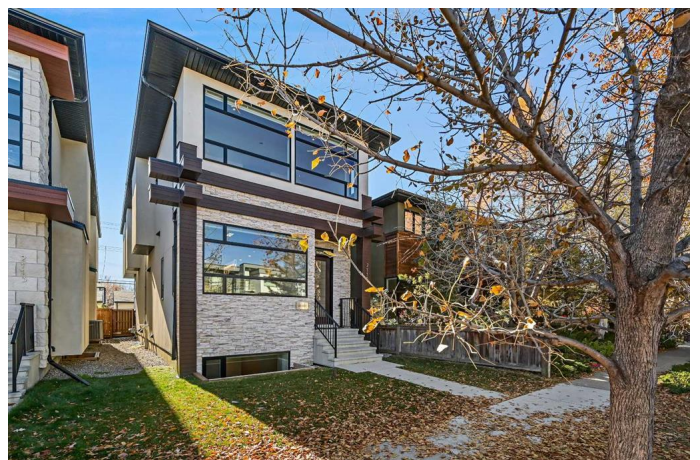
4 Bedroom, 4.00 Bathroom, 2,077 sqft

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 – 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 – 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,

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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 |
|----------------|------------------------|

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