1637 Bowness Road NW

Calgary | Active | MLS® A2350417

$1,730,000









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2026**	**2,702.51 sq. ft.**

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Listed by Real Broker

A closer look

** Open House, Saturday Nov 7 and Sunday Nov 8, 2:30pm-4:30 pm ** *Make sure to check out the video!* Set along the tree lined stretch of Bowness Road in Hillhurst, this newly built, three storey detached home combines warm interiors with two rooftop decks and downtown views. Offering 2,702 sq. ft. above grade plus 939 sq. ft. of developed basement space, and an over-height double detached insulated/drywalled garage. The 5 bedroom, 4.5 bathroom layout provides generous spaces to gather and room for privacy. Energy efficient windows throughout and a Hisense Hi Ultra heat-pump add to the home's focus on efficiency and comfort. Large windows and detailed wall panelling frame the front dining room, with warm wood flooring connecting the main living spaces. The kitchen pairs white and wood cabinetry with an expansive waterfall island, seating for four and extensive storage. JennAir appliances include a gas range and a panelled built in fridge and freezer that blend into the cabinetry. Pendant lighting and a wood accented range hood complement the clean finishes, while the open layout keeps the kitchen connected to both the dining and living rooms. At the rear, the living room centres around a fireplace flanked by built in cabinetry and open shelving. Sliding doors open to a concrete patio and fenced backyard, with space for outdoor dining and a private greenspace. A mudroom off the back entry includes built-in cabinetry to keep coats, shoes and everyday essentials organized, while patterned wallpaper gives the powder room its own character. 3 bedrooms occupy the second floor. The primary includes two walk-in closets and a spacious ensuite with a freestanding tub, glass enclosed shower and double vanity. Two additional bedrooms share a bathroom with dual sinks and a tub/shower combination. The dedicated laundry room includes cabinetry, a sink and a generous folding counter. The third floor offers a bright loft and wet bar opening onto the larger rooftop deck. Glass railings preserve the views toward downtown, while privacy screens create a comfortable setting for relaxing or entertaining. A fourth bedroom opens to the front deck overlooking the treetops, offering flexibility for guests, older children or a home office. A full bathroom with double sinks and a glass enclosed shower completes this level. Downstairs, the developed basement features a family room with a second wet bar, a dedicated gym area, and a fifth bedroom with a walk-in closet. A full bathroom, storage and a rough-in area for a second laundry setup complete the lower level. Bowness Road's landscaped centre median gives this stretch of Hillhurst a distinctive streetscape, surrounded by mature trees and a mix of character homes and contemporary architecture. Walk to Kensington for coffee or dinner, connect to the Bow River pathways, or enjoy a short commute downtown. Queen Elizabeth School is also nearby, making this a location that works equally well for family routines and an active urban lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350417
Bedrooms	5
Bathrooms	5
Year Built	2026
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	2,702.51 sq. ft.
Main Level Finished Area:	992.54 sq. ft.
Upper Level Finished Area:	1,709.97 sq. ft.
Below Grade Finished Area:	985.75 sq. ft.
Acreage:	No
Lot Area:	3,121 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Unit Exposure:	North
Levels:	Three Or More
Total Rooms Above Grade:	13
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	1
Plan:	5151O

Heating:	In Floor, Forced Air, Heat Pump, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Heat Pump
Fireplaces:	1
Fireplace Details:	Decorative, Factory Built, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Hillhurst
Appliances:	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Kitchen · 23'3" × 12'3" ·
Main Floor	Dining Room · 15'8" × 10'11" ·
Main Floor	Living Room · 16'6" × 16'1" ·

Main Floor	Foyer · 8'4" × 5'2" ·
Main Floor	Mud Room · 5' × 5' ·
Main Floor	Other · 17'1" × 12' ·
Upper Level	Laundry · 10'5" × 5'2" ·
2nd Floor	Bedroom - Primary · 16'1" × 12' ·
2nd Floor	Bedroom · 11'3" × 9' ·
2nd Floor	Bedroom · 16'1" × 9'3" ·
3rd Floor	Other · 16'1" × 14'6" ·
3rd Floor	Other · 16'6" × 13'2" ·
3rd Floor	Other · 16'6" × 6'3" ·
3rd Floor	Bedroom · 13'7" × 12' ·
3rd Floor	Bedroom · 15' × 9'11" ·
Basement	Family Room · 16'9" × 15' ·
Basement	Exercise Room · 14'3" × 11'8" ·
Basement	Furnace/Utility Room · 8'1" × 5'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Wet Bar
Exterior Features:	Balcony, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Rooftop Patio
Lot Features:	Back Lane, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	R-CG
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1637-bowness-road-nw-calgary-a2350417/

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