1925 Bowness Road NW

Calgary | Active | MLS® A2357955

$1,550,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**1,991 sq. ft.**

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Listed by RE/MAX First

A closer look

Welcome to this beautiful custom-built home in West Hillhurst. The property is currently under construction, offering a rare and exciting opportunity for buyers to customize the home and select finishes that suit their style. Family-friendly and full of curb appeal, it features a classic brick exterior and architecturally inspired windows from the top floor to the basement. Step through the tiled foyer into a main floor with a formal dining room and a butler pantry that connects to the chef-inspired kitchen, featuring custom two-toned cabinetry, high-end appliances, quartz countertops, and a large sit-at island. The open-concept great room includes custom shelving and a gas fireplace with a floor-to-ceiling tile surround. Wall-to-wall south-facing windows fill the home with natural light, with sliding doors opening to a large south-facing deck and a roomy backyard. Upstairs, three skylights illuminate the way to three generous bedrooms, each with its own full ensuite and heated tile floors. The primary bedroom offers dual walk-in closets and a spa-inspired ensuite. A dedicated upper laundry room with a sink adds convenience. The fully developed lower level features massive windows and plentiful natural light. It includes a large family room with a wet bar, a gym area, a fourth bedroom with a walk-in closet, a full bathroom, and a finished storage room. Additional highlights include central AC, a functional side mudroom, and a fully finished heated garage accessible via a front-to-back concrete sidewalk. Enjoy a quick stroll to Kensington, the Bow River pathway, and the downtown core, with local playgrounds, an off-leash dog park, an outdoor pool, and a sportsplex right down the street. Inner-city living with a true neighbourhood heart.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357955
Bedrooms	4
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:	2 Storey
Total Living Area:	1,991 sq. ft.
Main Level Finished Area:	952.7 sq. ft.
Upper Level Finished Area:	1,038.3 sq. ft.
Below Grade Finished Area:	845.7 sq. ft.
Acreage:	No
Lot Area:	3,121 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Floor Location:	Ground
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	5151O
Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Silent Floor Joists, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Great Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Rear Drive
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	-
Restrictions:	None Known
Main Floor	Foyer · 6'5" × 4'6" ·
Main Floor	Dining Room · 11'5" × 10'6" ·
Main Floor	Kitchen · 15'8" × 9'10" ·
Main Floor	Pantry · 8'8" × 4'10" ·
Main Floor	Nook · 11'9" × 6'1" ·
Main Floor	Great Room · 16'2" × 15'11" ·
Main Floor	Mud Room · 6'5" × 3'10" ·
2nd Floor	Bedroom - Primary · 13'11" × 12'3" ·

2nd Floor	Walk-In Closet · 14'4" × 5'4" ·
2nd Floor	Walk-In Closet · 7'3" × 4' ·
2nd Floor	Bedroom · 13'4" × 9'8" ·
2nd Floor	Bedroom · 11'5" × 10' ·
2nd Floor	Laundry · 5'3" × 4'4" ·
Basement	Family Room · 16'11" × 14'7" ·
Basement	Exercise Room · 8'4" × 7'11" ·
Basement	Bedroom · 14'7" × 10'11" ·
Basement	Walk-In Closet · 7'8" × 3'6" ·
Basement	Storage · 16'10" × 3'4" ·
Basement	Furnace/Utility Room · 7'3" × 6'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1925-bowness-road-nw-calgary-a2357955/

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