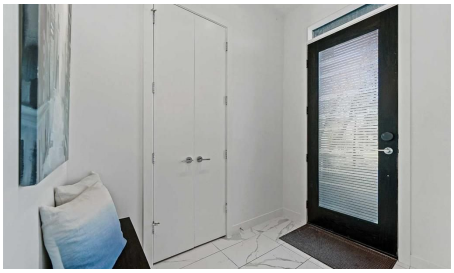
2115 Bowness Road NW

Calgary | Active | MLS® A2354173

$1,229,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2018**	**2,077.31 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

** Open House, Sun Nov 22, 12:00PM-2:00PM** Modern luxury in West Hillhurst-built by Deanmark Custom Homes, steps from the Bow River. This property offers 2,077 sq ft above grade of thoughtfully finished living space across three expanded levels. The main floor features gleaming hardwood floors, 9'+ ceiling heights, and an open-concept layout centered around a gourmet kitchen equipped with a gas cooktop, built-in convection oven, quartz countertops, custom cabinetry, and a large central island. The space flows naturally into a south-facing family room with a tile-wrapped gas fireplace and out to a low-maintenance south backyard with an EV fast charger in the detached double garage. Upstairs, the primary suite is a private retreat including a walk-in closet and a luxurious 5-piece ensuite with in-floor heating. Two additional bedrooms, a 4-piece bath, and upper-level laundry complete the upper floor. The fully finished basement adds a flexible entertaining space featuring a wet bar with a fridge and microwave, a 4th bedroom, and a spa-style bathroom with a steam shower. Equipped with central A/C, a water softener, a filtration system, roughed-in basement in-floor heating, and energy-efficient 9.8 kW solar panels. Located just minutes from downtown, the Bow River, and local pathway networks.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354173
Bedrooms	4
Bathrooms	4
Year Built	2018
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:	2,077.31 sq. ft.
Main Level Finished Area:	992.88 sq. ft.

Upper Level Finished Area:	1,084.43 sq. ft.
Below Grade Finished Area:	945.12 sq. ft.
Acreage:	No
Lot Area:	3,121 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Levels:	Two
End Unit:	No Common Walls
Total Rooms Above Grade:	8
Year built:	2018 (Age: 8)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	5151O
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile

Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, In Garage Electric Vehicle Charging Station(s)
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 17'3" × 15'11" ·
Main Floor	Kitchen · 16'5" × 12' ·
Main Floor	Dining Room · 14'10" × 9'5" ·
Main Floor	Foyer · 8'3" × 5'11" ·
Main Floor	Other · 25' × 10' ·
2nd Floor	Bedroom - Primary · 15'11" × 12'8" ·
2nd Floor	Walk-In Closet · 7'9" × 5'10" ·
2nd Floor	Bedroom · 18'6" × 9'7" ·
2nd Floor	Bedroom · 14'10" × 9'7" ·
2nd Floor	Laundry · 7' × 5'1" ·
Basement	Family Room · 20'5" × 14'6" ·

Basement	Bedroom · 12'4" × 12'2" ·
Basement	Furnace/Utility Room · 7'11" × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Central Vacuum, Closet Organizers, Smart Home, Sump Pump(s), Wet Bar, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2115-bowness-road-nw-calgary-a2354173/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.