2121 Bowness Road NW

Calgary | Active | MLS® A2317191

$4,200,000









Bedrooms	Bathrooms	Year Built	Living area
5	**6**	**2026**	**4,233.29 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

This modern architectural DETACHED INFILL in the heart of WEST HILLHURST by Cityside Developments delivers a rare inner-city lifestyle w/ elevated living space across four thoughtfully designed levels offering over 4200 SQFT above grade and 5750+ sqft of overall living space. Created for buyers who want more than a beautiful home, this residence combines dramatic design, everyday comfort, and exceptional functionality w/ an ELEVATOR, 5-BEDS, 4 FULL BATHS + 2 POWDER ROOMS, a ATTACHED 3-CAR GARAGE, DUAL BALCONIES, a THIRD FLOOR LOFT, private office, gym, and dedicated wine tasting space.

Step inside to a refined foyer w/ 11FT CEILINGS & sightlines that pull you toward the main living areas. At the front, a flexible den/dining space offers a beautiful setting for formal dinners, a home office, or a statement sitting room. The main floor opens into the kitchen, nook, and family room, creating a seamless layout for hosting, gathering, and daily life. The kitchen is designed as a true centrepiece, complete w/ a prep pantry w/ sink, double wall ovens, a gas cooktop, generous prep space, and a natural connection to the dining nook. At the rear, the family room is anchored by a sleek linear gas fireplace w/ a full-height stone surround, designed TV wall, and FLOATING HEARTH, while oversized windows bring in natural light and frame the home’s modern architectural lines. A custom-built mudroom, elegant powder room, and ELEVATOR access add the kind of practical function that makes the home feel as livable as it is impressive.

Upstairs, the private bedroom level is designed for comfort and balance. The primary suite includes a generous walk-in closet and a luxurious ensuite, creating a calm retreat away from the main living spaces. Three additional bedrooms, two full bathrooms, and a dedicated laundry room complete this level, offering excellent separation and convenience for family life.

The top loft level is where this home becomes truly memorable. Designed as an ENTERTAINMENT LOFT w/ wet bar, this incredible upper-level space includes a private office w/ a U-shaped custom built-in desk, a powder room, and dual balconies w/ river and downtown views. It feels custom, elevated, and rare in the inner city.

The lower level adds even more versatility w/ a spacious rec room, built-in wet bar, WINE TASTING AND STORAGE area, gym, guest suite, full bath, mudroom, mechanical room, and elevator access. The direct tunnel connection to the 3-CAR GARAGE adds convenience, privacy, and an exceptional level of functionality.

Set in sought-after West Hillhurst, this location puts you close to the Bow River pathway system, nearby off-leash areas, West Hillhurst Park, and the West Hillhurst Community Association. Kensington’s restaurants, cafés, boutiques, & everyday conveniences are just minutes away. You’re also close to Queen Elizabeth School, Queen Elizabeth High School, SAIT, the University of Calgary, Foothills Medical Centre, Alberta Children’s Hospital, and downtown Calgary.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2317191
Bedrooms	5
Bathrooms	6
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:	4,233.29 sq. ft.
Main Level Finished Area:	1,497.38 sq. ft.
Upper Level Finished Area:	2,735.91 sq. ft.
Below Grade Finished Area:	1,520.81 sq. ft.
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	40'
Front Exposure:	North
Levels:	Three Or More
Total Rooms Above Grade:	9
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0

Bedrooms Below Grade:	1
Bathrooms:	6.0 (Full:4, Half:2)
Num Ensuite Baths:	4
Plan:	3240FQ
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Wood Frame
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Bar Fridge, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer

Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 18'3" × 17' ·
Main Floor	Kitchen · 19'4" × 15'1" ·
Main Floor	Dining Room · 15'7" × 11'9" ·
Main Floor	Nook · 10'5" × 8'4" ·
Main Floor	Mud Room · 8'9" × 5'5" ·
2nd Floor	Bedroom - Primary · 14'7" × 13'11" ·
2nd Floor	Walk-In Closet · 11'4" × 8'11" ·
2nd Floor	Bedroom · 12'8" × 12' ·
2nd Floor	Bedroom · 12'9" × 11' ·
2nd Floor	Bedroom · 10'8" × 9'4" ·
2nd Floor	Laundry · 12'2" × 6' ·
3rd Floor	Bonus Room · 27' × 20'1" ·
3rd Floor	Office · 17'10" × 13' ·
Basement	Bedroom · 13'7" × 12'3" ·
Basement	Game Room · 19'5" × 17'5" ·
Basement	Exercise Room · 14'8" × 13' ·
Basement	Mud Room · 11'3" × 10' ·
Basement	Other · 10' × 8'5" ·
Basement	Wine Cellar · 11'4" × 7'10" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Wet Bar

Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Landscaped, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Jul 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2121-bowness-road-nw-calgary-a2317191/

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