

# \$1,650,000 - 1620 Bowness Road Nw, Calgary

MLS® #A2217890

**\$1,650,000**

4 Bedroom, 4.00 Bathroom, 2,247 sqft

Residential on 0.08 Acres

Hillhurst, Calgary, Alberta

Exquisite Modern Living in the Heart of Hillhurst

Welcome to this stunning luxury residence in one of Calgary's most sought-after neighbourhoods. Thoughtfully designed with exceptional craftsmanship and attention to detail, this home blends modern elegance with practical family living.

**Main Floor?** Step into an inviting open-concept layout ideal for both entertaining and everyday comfort. The chef-inspired kitchen boasts top-of-the-line JennAir appliances, including a 48" double oven range, and is complemented by custom white oak built-ins in the dining room that add a timeless touch of sophistication. Natural light fills the spacious dining and living areas, which are anchored by a sleek gas fireplace with natural brick surround. A stylish mudroom and an elegant powder room complete the main floor with function and flair.

**Upper Level?** The 10-foot ceilings continue upstairs, enhancing the sense of space and comfort throughout. The primary suite is a luxurious retreat featuring a spa-inspired ensuite with a freestanding tub, oversized glass shower, double vanity, and a massive walk-in closet. Two additional generously sized bedrooms share a thoughtfully designed Jack-and-Jill bathroom. A dedicated laundry room adds convenience to this well-appointed level.

**Lower Level?** The fully finished basement offers additional space to relax and entertain.



Enjoy movie nights or casual gatherings in the spacious family room with a custom built-in bar. Stay active in the glass-enclosed home gym, and provide guests with privacy in the large bedroom and full bathroom.

Situated on a quiet, tree-lined street in Hillhurst, this exceptional home is just minutes from top-rated schools, the vibrant shops and restaurants of Kensington, and the picturesque Bow River pathways.

Experience refined urban living—book your private showing today!

Built in 2025

**Essential Information**

MLS® #	A2217890
Price	\$1,650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,247
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	1620 Bowness Road Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3J9

**Amenities**

Parking Spaces	2
----------------	---

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Beamed Ceilings, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Bar, Bookcases, Crown Molding, Low Flow Plumbing Fixtures, Natural Woodwork, Sump Pump(s)
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Built-In Gas Range, Double Oven, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

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