



THE
A-TEAM

**RE/MAX
FIRST**

1755 2 Avenue, Calgary T2N 0G3

MLS®#: **A2130228**

Area: **Hillhurst**

Listing Date: **12/18/24**

List Price: **\$2,350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**
Lot Information
Lot Sz Ar: **4,040 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,559**
Low Sqft:
Ttl Sqft: **2,559**

DOM

34
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape**
Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Composite Siding,Stone**
Flooring: **Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Refrigerator**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Open Floorplan,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`9" x 14`1"
Dining Room	Main	18`7" x 14`6"
Bedroom	Upper	10`4" x 10`0"
Laundry	Upper	8`4" x 8`0"
Exercise Room	Lower	12`10" x 12`8"
Office	Lower	10`4" x 6`3"
4pc Bathroom	Lower	

Room	Level	Dimensions
Kitchen	Main	19`8" x 16`1"
Bedroom - Primary	Upper	17`10" x 12`6"
Bedroom	Upper	11`10" x 10`0"
Bedroom	Lower	11`10" x 10`10"
Game Room	Lower	20`3" x 15`10"
2pc Bathroom	Main	
4pc Ensuite bath	Upper	

5pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

6219L

Remarks

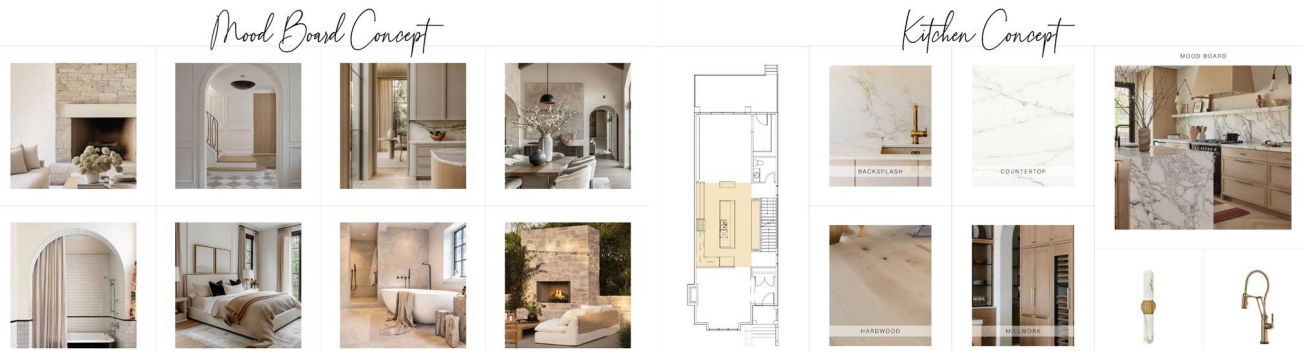
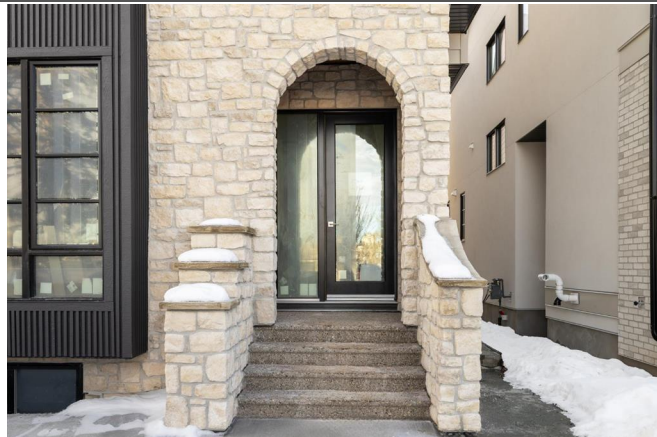
Pub Rmks:

You'll absolutely love your new LUXURY DETACHED home in the most idyllic location in Hillhurst! Across from a green space , you're on a quiet street with a SOUTH BACKYARD, surrounded by fantastic neighbours and other modern infills, with everything you need within a 5-min walk, drive, or bike ride to your new beautiful home. The Bow River and its pathway system are a couple of blocks South, everyone's favourite Made by Marcus is to the West (along with iyyburg, Dairyland Café, and The Lodge at 1918), West Hillhurst Community Centre & Outdoor Pool is a block North for those hot summer days, and everything that Kensington has to offer is a straight shot to the East! Plus venture out for other shopping & amenity options along 14th Street or Memorial Drive. This home's highly desirable Hillhurst location is only enhanced by its fantastic curb appeal & thoughtful layout, starting with the exclusive STONE EXTERIOR and front patio. The front foyer offers stunning views across the spacious & open main floor, with 10-ft ceilings and engineered oak hardwood floors with inset tiles. The front great room centres on a gas fireplace w/ stone surround and ceiling-height windows for lots of natural light. The welcoming & grand kitchen sits in the centre of the home, with thoughtfully placed cabinetry & designer touches you'll love! An oversized island w/ quartz countertop is perfect for eating & cooking, while tons of upper & lower cabinetry create endless storage options, with built-in millwork under the stairs to be used as a pantry area with coffee station & custom wine display. The upgraded stainless steel appliance package only highlights this modern space with a 48" gas range, custom-panelled fridge & dishwasher, and wine fridge. The rear dining room enjoys French panelled walls, a curved built-in buffet, and direct access to the back deck - perfect for BBQing and weeknight dinners around your OUTDOOR FIREPLACE. A rear mudroom with built-in millwork takes you outside to the OVERSIZED DOUBLE-DETACHED GARAGE, while an elegant powder room finishes off the main floor. Upstairs is home to a large laundry room with a quartz folding counter & sink and two VAULTED JUNIOR SUITES with built-in closets & private 4-PC ENSUITES with fully-tiled tub/shower combos. The upscale primary suite features a large window, an EXPANSIVE walk-in closet rivalling a boutique showroom, & an incredible 5-pc ensuite with a freestanding soaker tub, a fully tiled stand-up shower, dual vanity with quartz counter, heated tile floors, and a private water closet. The living space continues into the fully developed basement with an additional bedroom, a private OFFICE space, a large GYM w/ glass wall, a modern 3-pc bath, an open & spacious entertainment area, AND a full wet bar w/ ceiling-height glass cabinetry! This home & location are truly ideal for any family looking to settle into the ultimate inner-city lifestyle! Turn this impressive home into your dream home today!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



INTERIOR CONCEPT | 1755 2 AVENUE NW

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Main Floor Concept

MOOD BOARD

FIREPLACE STONE

FOYER TILE

HARDWOOD

BEDROOM

INTERIOR CONCEPT | 1755 2 AVENUE NW
Images shared with the architect and interior design team. All images are for informational purposes only.

Powder Room Concept

MOOD BOARD

FLOORING

COUNTERTOP

VANITY MILLWORK

PAINT COLOUR

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Ensuite Concept

MOOD BOARD

TILE FLOORING

TILE SURROUND

COUNTERTOP

VANITY MILLWORK

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Upper Floor Concept

MOOD BOARD

STAIRS

LAUNDRY ROOM TILE

ENSUITE BATH #3 TILE

ENSUITE BATH #3 CONCEPT

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Lower Level Concept

MOOD BOARD

BAR BACKPLASH

COUNTERTOPS

MAIN BATH TILE

FLOORING

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Selections Overview

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Lighting Selections

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Appliance Selections

JENN-AIR PANEL-READY KEVIN BUILT-IN SIDE-BY-SIDE REFRIGERATOR

JENN-AIR 30-IN BISEL UNDERCOUNTER MICROWAVE OVEN WITH GRABER DESIGN

JENN-AIR 24-IN PANEL-READY FULLY INTEGRATED DISHWASHER

DAVINI VINCA 163 BOTTLE WINE CELLAR

BERTAZZONI 48-IN HERITAGE SERIES RANGE

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