



THE A-TEAM

RE/MAX FIRST

2530 4 AVENUE , Calgary T2N 0P4

MLS@#: A2139987 Area: West Hillhurst Listing Date: 06/11/24 List Price: \$1,099,997
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 2024
Lot Information
Lot Sz Ar: 5,392 sqft
Lot Shape:
Access:
Lot Feat: Back Lane, Back Yard, Front Yard, Rectangular Lot
Park Feat: Double Garage Detached

Finished Floor Area
Abv Sqft: 1,696
Low Sqft:
Ttl Sqft: 1,696

DOM

17
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey, Side by Side
Parking
Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Asphalt
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Wood Frame
Flooring: Ceramic Tile, Hardwood, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator
Int Feat: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Bedrooms, and Bathrooms with their respective levels and dimensions.

2pc Bathroom  
4pc Bathroom

Main  
Basement

4pc Bathroom  
5pc Ensuite bath  
Legal/Tax/Financial

Upper  
Upper

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**7525GE**

Remarks

Pub Rmks:

**Enjoy luxurious living close to local amenities and beautiful outdoor spaces in WEST HILLHURST! This stunning SOUTH-FACING SEMI-DETACHED infill is located in a great community with lots of developed living space inside, including a SPACIOUS 1-BED LEGAL LOWER SUITE (subject to permits & approvals by the city)! With an amazing layout & premium finishes, you'll discover a beautiful blend of both a stylish and functional lifestyle. This home features several upgrades, including 10-ft ceilings on the main level, engineered hardwood flooring on the main and upper levels, a fully-developed basement w/ a secure entrance, quartz countertops, custom cabinetry w/ soft-close hardware, and designer tile backsplash. The main floor boasts large primary living spaces, including a bright front dining/flex room, a large central kitchen with an oversized island w/ bar seating, ceiling-height custom cabinetry, and built-in pantry & coffee station. The large rear living room is finished w/ an inset gas fireplace w/ modern full-height surround, built-in millwork, and large windows overlooking the back patio - perfect for family gatherings! A rear mudroom hosts a bench with hooks, with direct access to the double detached garage out back and an elegant, private powder room. Upstairs, you're greeted w/ 9-ft ceilings and hardwood floors, leading you into the two secondary bedrooms w/ built-in closets, a spacious laundry room w/ tile floor and laundry sink, and a main 4-pc bathroom w/ modern vanity w/ storage and a tub/shower combo w/ full-height tile surround. The primary suite features a soaring vaulted ceiling, multiple tall South windows for tons of natural light, and a large walk-in closet w/ built-in storage. The 5-pc ensuite shows off with its own vaulted ceiling, heated tile floors, a glass shower w/ full-height tile, a free-standing tub, a modern vanity, dual under-mount sinks, and a separate water closet. The fully-developed basement suite (subject to permits & approvals by the city) enjoys private access through a secure side entrance, a generous-sized bedroom w/ built-in closet, a spacious and contemporary 4-pc bath w/ modern tile and vanity, large windows, space for a washer and dryer, a foyer area with bench and hook, plus a large living room area! The U-shaped kitchen is thoughtfully arranged with quartz countertops and a dedicated eating nook alongside full-height cabinetry, lower drawers, a French door fridge, and an electric range. West Hillhurst is the perfect community for your family to enjoy inner-city living and convenient access to shopping, restaurants, and outdoor space! You're in walking distance to Helicopter Park, West Hillhurst Off-Leash Park, and the Bow River Pathway system. There are lots of little shops around, like St Lawrence Bagels and Jan's Meats and Delis, with Kensington, Brentwood, and Market Mall all close by. Take a drive by the house (currently under construction) and see for yourself how this home and location will suit your family perfectly!**

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**









