



THE A-TEAM

RE/MAX FIRST

2628 4 Avenue, Calgary T2N 0P6

MLS#: A2149839 Area: West Hillhurst Listing: 07/15/24 List Price: \$1,349,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2024
Finished Floor Area: 1,987
Lot Sz Ar: 3,003 sqft
Ttl Sqft: 1,987

DOM

63
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Rectangular Lot
Park Feat: Double Garage Detached

Utilities and Features

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

Construction: Brick, Stucco, Wood Frame
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Int Feat: Bar, Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Steam Room, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Dining Room, Office, Game Room, etc. with their respective levels and dimensions.

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

331AB

Remarks

Pub Rmks:

Welcome to 2628 4th Ave NW, a stunning brand-new detached infill boasting numerous upgrades, nestled on a beautiful tree-lined street in the highly coveted West Hillhurst community. This prime location offers unparalleled convenience with easy access to a wealth of amenities and natural attractions, promising a lifestyle of comfort and luxury for its residents. Upon entering, you are greeted by an immediate sense of grandeur, highlighted by soaring 10-foot ceilings on the main floor and rich engineered hardwood flooring throughout. The open-concept layout flawlessly integrates the dining area and kitchen, featuring sleek cabinets that extend to the ceiling, offering abundant storage. The centerpiece of the kitchen is a striking 12-foot island, complete with built-in Jennair appliances, a pantry with pull-out drawers, and a waterfall edge with ample seating—a perfect blend of functionality and style. The spacious living room is enhanced by a fireplace with custom built-ins and expansive patio doors leading to a 10' x 17' deck, ideal for outdoor entertaining and relaxation. Upstairs, the master bedroom serves as a serene sanctuary with vaulted ceilings adorned with a white oak beam. The spa-inspired 5-piece ensuite is a luxurious retreat, complete with dual sinks, full-height tiling, a standalone tub, a custom steam shower with bench, and a generously sized walk-in closet with built-in organizers. Two additional spacious bedrooms on this floor feature built-in closets and share a well-appointed 4-piece ensuite, conveniently located near the laundry room. The fully finished basement offers a versatile space with a rec room that opens to a sleek wet bar, perfect for gatherings. It also includes a fourth bedroom, a gym area, a 4-piece bathroom, and an office with dual seating options. Additional highlights of this exceptional property include 8-foot doors, a fully fenced yard, a double garage with EV charging rough-in, built-in speakers, security rough-in, Vacu-Flo rough-in, AC rough-in, and a new home warranty for peace of mind. Situated in a friendly inner-city community, residents enjoy proximity to serene river pathways, Edworthy Park, Riley Park, Kensington, and an abundance of amenities including award-winning restaurants and charming cafes. Don't miss the opportunity to call this exquisite property your new home. Schedule your private showing today and experience luxury living in West Hillhurst at its finest.

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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