



2416 1 Avenue, Calgary T2N 0B9

MLS®#: **A2150790** Area: **West Hillhurst** Listing Date: **07/24/24** List Price: **\$959,000**
 Status: **Active** County: **Calgary** Change: **+\$59k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **3,239 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Front Yard,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **2,347**
 Low Sqft:
 Ttl Sqft: **2,347**

DOM

54
Layout
 Beds: **4 (3 1)**
 Baths: **4.0 (3 2)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,Skylight(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`4" x 12`9"	Kitchen	Main	11`11" x 10`0"
Dining Room	Main	17`5" x 9`3"	2pc Bathroom	Main	6`9" x 2`10"
Office	Main	9`9" x 8`8"	Bedroom - Primary	Second	17`5" x 15`5"
5pc Ensuite bath	Second	12`5" x 11`1"	Walk-In Closet	Second	8`6" x 4`1"
Bedroom	Second	14`2" x 9`9"	Bedroom	Second	10`11" x 9`9"
4pc Bathroom	Second	9`2" x 4`10"	Laundry	Second	6`3" x 5`5"
Family Room	Basement	14`8" x 11`10"	Bonus Room	Third	19`9" x 10`7"

2pc Bathroom
Bedroom

Third
Basement

6`10" x 4`10"
19`1" x 10`5"

Game Room
4pc Bathroom
Legal/Tax/Financial

Basement
Basement

14`5" x 8`3"
7`9" x 4`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

3710

Remarks

Pub Rmks:

****Open House: 1-3 pm, Sun, Sept 15**.** Experience inner-city living in this spectacular 3-storey home in the highly-desirable community of West Hillhurst. Just a few blocks from the Bow River pathway system and a short walk to all levels of schools [Queen Elizabeth School (K-6), Queen Elizabeth High School (7-12)]. **MOVE-IN READY and Quick Possession Available!** This fully upgraded and developed home boasts 3+1 bedrooms and 3 full baths plus 2 half baths with a total of 2,347 sqft of living space including a 3rd level loft ideal for entertaining or as a kids playroom. The main floor OFFICE/DEN is great for working from home. The main level welcomes you with hardwood flooring throughout and a bright living room filled with abundant natural light from the large windows, complemented by the warmth of the gas fireplace. The gourmet kitchen awaits with stainless steel appliances, ample cabinet space, and a large counter with a peninsula that is perfect for meal prep and everyday dining. The versatile den and great room provide additional spaces for work. Adjacent to the kitchen is the dining area. The back door off the dining area leads you to the private backyard with a low-maintenance patio and access to a double garage that is insulated and dry-walled. On the second level, you will find the spacious master bedroom with a huge closet and a luxurious 5-pc ensuite bath with a skylight. The 2nd and 3rd bedrooms are bright and spacious, and the 4-pc bath and laundry room complete the level. The bonus third level features a spacious loft that offers many possibilities, including a gym, theatre, office or guest room, plus a convenient 2-pc bath. The lower level includes a 4th bedroom, a family room, a 4-pc bath, and plenty of storage. Ideally located on a peaceful, tree-lined street with mature elms, this home is only a quick drive to downtown and is within walking distance to popular local spots, with proximity to Foothills & Children's hospitals, Karl Baker off-leash park, Edworthy Park, U of C, shopping, public transit and easy access to Memorial Drive, Crowchild Trail and 16th Avenue. Don't miss out—call now to schedule a viewing! Make sure to check out the 3D virtual tour.

Inclusions:
Property Listed By:

None
2% Realty

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











