



THE
A-TEAM

**RE/MAX
FIRST**

2121 2 Avenue, Calgary T2N 0G8

MLS®#: **A2160047**

Area: **West Hillhurst**

Listing Date: **08/23/24**

List Price: **\$1,849,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **4,876 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,683**

Low Sqft:

Ttl Sqft: **2,683**

DOM

26

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**

Park Feat: **Heated Garage,Oversized,Triple Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Recessed Lighting,Soaking Tub,Track Lighting,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`5" x 11`9"
Breakfast Nook	Main	12`1" x 9`3"
Family Room	Main	16`4" x 15`0"
Media Room	Basement	20`5" x 14`7"
Mud Room	Main	7`11" x 3`11"
Cold Room/Cellar	Basement	6`4" x 4`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	17`5" x 12`1"
Living Room	Main	15`6" x 15`4"
Foyer	Main	11`2" x 10`4"
Laundry	Upper	11`9" x 7`11"
Furnace/Utility Room	Basement	24`1" x 15`9"
Storage	Basement	7`7" x 6`3"

Bedroom - Primary
Bedroom
2pc Bathroom
5pc Bathroom

Upper
Upper
Main
Upper

15`5" x 15`5"
13`7" x 12`1"

Bedroom
Bedroom
3pc Bathroom
5pc Ensuite bath

Upper
Basement
Basement
Upper

16`0" x 9`11"
12`10" x 11`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

3710

Remarks

Pub Rmks: **Beautifully upgraded 3+1 bedroom family home with sunny south back yard on a tree-lined street in West Hillhurst, offering over 3600 sq ft of developed living space. The main level presents exquisite solid Bird's Eye maple hardwood floors, elegant crown moulding & is illuminated with recessed lights & posh light fixtures, showcasing a formal living room with custom floor to ceiling fireplace. An elegant formal dining room with Restoration Hardware rectangular chandelier has ample space to hold a large family gathering or dinner party. The kitchen is tastefully finished with granite counter tops, island/eating bar, Subway tile backsplash, top of the line appliances & bright breakfast nook with Louis Poulsen pendant light. Adjacent to the kitchen, the family room features a fireplace with distinctive tile surround, built-in cabinet & desk. Completing the main level is a convenient mudroom & 2 piece powder room with customized dog shower. Ascend the elegant staircase to the second level which hosts 3 bedrooms, a 5 piece main bath & separate laundry room with 2 washing machines, dryer, sink & tons of storage. The primary bedroom includes a Restoration Hardware light fixture, walk-in closet & gorgeous custom renovated 5 piece ensuite with in-floor heat, dual sinks, Kallista freestanding soaker tub, multi-port shower & fixtures. Basement development includes Vortex in-slab heating throughout, waterproof engineered hardwood floors, recreation/media room wired for surround sound speakers & wet bar with SubZero beverage centre, fourth bedroom with wood wall feature & 3 piece bath. A second laundry/utility room with additional washer & dryer is the finishing touch to the basement. Outside, the front yard has been professionally landscaped & the back yard oasis with professional landscaping has a brand-new PVC deck with cedar post & beam cladding, privacy screen, glass railing & natural gas hook-up. Parking is a breeze with a triple detached oversized heated garage. The location is ideal - just steps to a small park & close to West Hillhurst Community Association, Bow River pathways, trendy Kensington, SAIT, U of C, schools, public transit & just minutes to the downtown core.**

Inclusions:
Property Listed By: **Two Nest thermostats, front doorbell camera, 1 additional built-in oven, 2 additional washers, 1 additional dryer.**
RE/MAX Real Estate (Central)

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











