



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2124 9 Avenue, Calgary T2N 1E4**

MLS®#: **A2164653**

Area: **West Hillhurst**

Listing Date: **09/12/24**

List Price: **\$2,825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**

Lot Information

Lot Sz Ar: **6,447 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,396**

Low Sqft:

Ttl Sqft: **3,396**

DOM

**7**

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **5 Level Split**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Cul-De-Sac,Front Yard,Garden,Low Maintenance Landscape,Landscaped,Street Lighting,Underground Sprinklers,Yard Drainage,Yard Lights,Rectangular Lot,Sloped,Treed Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,In Garage Electric Vehicle Charging Station(s),Insulated,Oversized,Side By Side**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Boiler,In Floor,Forced Air,Natural Gas,Zoned**

Sewer:

Ext Feat: **Balcony,Built-in**

**Barbecue,Garden,Lighting,Private Yard,Rain Gutters**

Construction:

**Concrete,Stucco,Wood Frame,Wood Siding**

Flooring:

**Hardwood,Stone,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Instant Hot Water,Microwave,Range Hood,Washer/Dryer Stacked,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat:

**Bidet,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Skylight(s),Smart Home,Soaking Tub,Steam Room,Storage,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
<b>Great Room</b>	<b>Second</b>	<b>22`5" x 16`6"</b>
<b>Dining Room</b>	<b>Second</b>	<b>19`1" x 18`5"</b>
<b>Kitchen With Eating Area</b>	<b>Third</b>	<b>21`0" x 13`2"</b>
<b>Bedroom - Primary</b>	<b>Level 4</b>	<b>20`5" x 14`9"</b>
<b>Walk-In Closet</b>	<b>Level 4</b>	<b>16`1" x 15`7"</b>
<b>Bedroom</b>	<b>Level 4</b>	<b>16`7" x 12`8"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Second</b>	<b>8`1" x 2`11"</b>
<b>Living Room</b>	<b>Third</b>	<b>20`5" x 19`11"</b>
<b>Den</b>	<b>Level 4</b>	<b>20`5" x 9`9"</b>
<b>5pc Ensuite bath</b>	<b>Level 4</b>	<b>22`11" x 9`6"</b>
<b>4pc Bathroom</b>	<b>Level 4</b>	<b>12`6" x 5`2"</b>
<b>Bedroom</b>	<b>Level 4</b>	<b>16`1" x 13`0"</b>

**Game Room  
Bedroom**

**Lower  
Lower**

**27` 4" x 12` 6"  
15` 2" x 11` 11"**

**Other  
3pc Bathroom**  
Legal/Tax/Financial

**Lower  
Lower**

**8` 8" x 7` 1"  
8` 0" x 6` 8"**

Title:  
**Fee Simple**  
Legal Desc:

**4683GP**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Nestled on the coveted hillside of West Hillhurst, this remarkable residence is a triumph of modern luxury designed by renowned architect, John Brown. The exterior flawlessly integrates smooth stucco, rich wood panels, and sleek architectural glass. As you enter the elegant foyer you are immediately struck by the exquisite design and artistry, with each element carefully selected to create a seamless sense of connection throughout the home. With 4,302 square feet of living quarters spread over five thoughtfully planned levels, this home is brimming with unique architectural features. High end finishes and materials grace the home, with warm walnut hardwood floors and cabinetry, a stunning open-riser staircase, and designer lighting that sets a sophisticated tone throughout. Skylights and soaring ceilings ensure that every room is bathed in natural light. The heart of the home features an elegant dining room, where Darklight Design's Bocci lighting creates the perfect atmosphere for special occasions. The elegant living room is anchored by a chic gas fireplace and full-height windows with remote-control shades. The next level houses a contemporary kitchen, complete with top-of-the-line Wolf and Sub-Zero appliances, a walk-in pantry, and built-in dining nook. Just off the kitchen, the family room opens up to the mahogany patio with NanaWall accordion windows, seamlessly connecting indoor and outdoor living spaces. Retreat to your private primary suite, a serene sanctuary featuring a spacious bedroom with a cozy fireplace, cashmere blackout drapes, and a custom-built king bed with side tables. The adjacent bedroom lounge opens on to a private balcony with lovely downtown views. Your ensuite bathroom is a spa-like retreat, boasting dual sinks, an enclosed toilet with bidet, a luxurious two-person soaker tub, and a relaxing steam shower. You'll also find an elegant bespoke dressing room that's truly one-of-a-kind. For those working from home, the executive office with its walnut and quartz desk offers an inspiring and productive space. Entertaining is a breeze in this home! The two-tiered backyard comes complete with designer patio furniture and features a built-in fireplace and BBQ, three patios with mahogany decking, and two pergolas, making it an ideal spot for outdoor gatherings and relaxation. The fully landscaped garden, complete with mature trees and perennials, is easily maintained with a multi-zone irrigation system. Located close to Foothills Hospital, the new Cancer Centre, U of C, and SAIT. This home is also in the highly sought-after neighbourhood of West Hillhurst. Enjoy great shopping, restaurants and amenities nearby. Just steps to an off-leash dog park and Calgary's extensive pathway system along the Bow River valley to downtown and beyond. Easy access to major roadways and Alberta's mountain parks just a quick drive away. Don't miss out on this exceptional home where luxury meets comfort and design.**

Inclusions:

**Second air conditioner, dish washer drawer, refrigerator drawer, freezer drawer, clean power protection system, Crestron sound system, white Gandia Blanco patio and balcony furniture, TV's on all walls (6), Leather sofa in recreation room, Dolby 7.1 surround sound system.**

Property Listed By:

**Sotheby's International Realty Canada**

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











