



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2121 2 Avenue, Calgary T2N 0G8**

MLS®#: **A2172238**

Area: **West Hillhurst**

Listing Date: **10/10/24**

List Price: **\$1,798,000**

Status: **Active**

County: **Calgary**

Change: **-\$27k, 24-Oct**

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

**54**

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

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

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: Vacuum System (no attachments), 2 Nest thermostats, front doorbell camera, 1 additional built-in oven, 2 additional washers, 1 additional dryer.

Property Listed By: RE/MAX Real Estate (Central)

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





















