



THE
A-TEAM

**RE/MAX
FIRST**

2204 2 Avenue, Calgary T2N 0G9

MLS®#: **A2184958**

Area: **West Hillhurst**

Listing Date: **01/08/25**

List Price: **\$890,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 21-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

13
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 and Half Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Range,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Open Floorplan,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	10`1" x 19`11"
Family Room	Main	52`3" x 54`5"
4pc Bathroom	Second	29`9" x 25`8"
4pc Ensuite bath	Third	29`3" x 35`0"
4pc Bathroom	Basement	16`2" x 28`2"
Game Room	Basement	48`8" x 80`1"

Room	Level	Dimensions
Dining Room	Main	52`3" x 41`3"
Kitchen	Main	31`5" x 34`5"
Bedroom	Second	42`5" x 61`9"
Bedroom - Primary	Third	42`1" x 70`3"
Bedroom	Basement	40`5" x 37`2"
Other	Basement	48`11" x 48`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8911766

Remarks

Pub Rmks:

A rare opportunity to own an architectural masterpiece! This extraordinary home, designed by nationally renowned architect Jack Long, stands as a testament to innovative design and modern living. Situated in highly sought-after neighbourhood of Hillhurst. This property has been thoughtfully updated with a newly renovated kitchen, fresh flooring, and vibrant paint throughout. From the striking architectural lines to the abundant natural light and unique layout, this home truly stands apart from other infills. The main floor is designed for both functionality and style, featuring a spacious living room, an elegant dining area, and a sunken kitchen with bold, contemporary details. The cozy family room boasts a wood-burning fireplace and opens onto a newly finished deck, perfect for outdoor gatherings. The upper level offers two generously sized bedrooms with vaulted ceilings and walk-in closets, along with a luxurious master suite. This private retreat features windows on all sides, including a stunning diamond-shaped accent window, and a spa-like ensuite just steps above the main level. The fully developed basement expands the living space with a versatile family room, rough-in for a wet bar, a laundry room with a sink, a full bathroom, and a large recreation area. Tastefully landscaped and perfectly positioned, this home is just steps away from kid-friendly parks, the vibrant shops on 19th Street, Kensington, and downtown. Virtual tour is available call today for your private showing!

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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











