



THE
A-TEAM

**RE/MAX
FIRST**

2522 4 Avenue, Calgary T2N0P4

MLS®#: **A2185478** Area: **West Hillhurst** Listing Date: **01/07/25** List Price: **\$1,099,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2025**
 Lot Information
 Lot Sz Ar: **2,696 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **220 Volt Wiring,Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,722**
 Low Sqft:
 Ttl Sqft: **1,722**

DOM

2
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Cement Fiber Board,Composite Siding,Wood Frame**
 Flooring: **Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`9" x 12`7"	Kitchen	Main	9`5" x 16`5"
Dining Room	Main	16`2" x 12`2"	Laundry	Upper	5`1" x 8`2"
Furnace/Utility Room	Basement	5`9" x 9`2"	Kitchen	Basement	8`3" x 7`1"
Living Room	Basement	9`5" x 13`2"	Laundry	Basement	3`1" x 3`2"
Bedroom - Primary	Upper	12`0" x 20`2"	Bedroom	Upper	8`6" x 12`5"
Bedroom	Upper	10`3" x 12`1"	Bedroom	Basement	9`2" x 11`1"

Bedroom	Basement	9`8" x 11`8"	5pc Ensuite bath	Upper	8`0" x 14`5"
2pc Bathroom	Main	5`9" x 5`3"	3pc Bathroom	Upper	4`9" x 8`2"
3pc Bathroom	Basement	4`9" x 6`7"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **2412513**

Remarks

Pub Rmks: **Welcome to West Hillhurst, where luxurious inner-city living meets style, comfort, and convenience! This beautiful south-facing semi-detached home will be move-in ready by March 2025, offering a modern lifestyle with A FULLY DEVELOPED LEGAL BASEMENT SUITE (subject to city approvals) for extra rental income or multi-generational living. HERE'S YOUR CHANCE TO BEAT THE SPRING MARKET MADNESS! Secure this home early and gain the opportunity to customize some of the finishings to make it feel like your own. Step inside to find 10-FT CEILINGS on the main floor, ENGINEERED HARDWOOD FLOORING, and an OPEN-CONCEPT DESIGN that's perfect for entertaining. The BRIGHT FRONT DINING AREA flows into a CHEF-INSPIRED KITCHEN and a spacious living room with large windows overlooking the back patio. The kitchen is a standout, featuring a MASSIVE 12-FOOT ISLAND with bar seating, QUARTZ COUNTERTOPS, CUSTOM CABINETRY, and a BUILT-IN STORAGE WALL for added functionality. In the living room, cozy up by the MODERN GAS FIREPLACE with FLOOR-TO-CEILING BUILT-INS, while natural light pours in from the oversized windows. A REAR MUDROOM with bench seating and hooks keeps things organized, offering direct access to the DOUBLE DETACHED GARAGE, which is EV-READY for future-proofing your home. A PRIVATE POWDER ROOM rounds out the main floor. Upstairs, 10-FT CEILINGS and hardwood flooring continue, leading to TWO GENEROUS SECONDARY BEDROOMS with custom closets, a 4-PIECE BATHROOM, and a spacious LAUNDRY ROOM with a sink and storage. The PRIMARY SUITE is a peaceful retreat, featuring LARGE SOUTH-FACING WINDOWS, a WALK-IN CLOSET with built-ins, and a 5-PIECE ENSUITE with HEATED TILE FLOORS, a FREESTANDING SOAKER TUB, a GLASS SHOWER WITH STEAM ROUGH-IN, dual sinks, and a PRIVATE WATER CLOSET. The fully developed 2-bedroom basement suite (pending city approvals) includes a private side entrance, making it ideal for rental income or extended family living. It features a SPACIOUS BEDROOM, 4-PIECE BATHROOM, SEPARATE LAUNDRY, a cozy LIVING AREA WITH A MEDIA CENTRE, and a U-SHAPED KITCHEN with QUARTZ COUNTERS, FULL-HEIGHT CABINETRY, and bar seating. Located in one of Calgary's most sought-after communities, West Hillhurst offers easy access to parks, the Bow River Pathway system, and plenty of boutique shops and restaurants. Enjoy your morning coffee at St. Lawrence Bagels or pick up fresh cuts from Jan's Meats & Delis. You're also just minutes from Kensington Village, University of Calgary, Foothills Hospital, SAIT, and Market Mall. If you're looking for a MODERN HOME with RENTAL POTENTIAL in a family-friendly, inner-city neighborhood, this is it! Secure this property now, beat the spring rush, and make it yours. Book your private showing today to see everything West Hillhurst has to offer!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX iRealty Innovations**

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

