



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2407 4 Avenue, Calgary T2N 0P3**

MLS®#: **A2201016**

Area: **West Hillhurst**

Listing Date: **03/17/25**

List Price: **\$2,279,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**  
Lot Information  
Lot Sz Ar: **4,340 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,420**  
Low Sqft:  
Ttl Sqft: **3,420**

DOM

**19**  
Layout  
Beds: **4 (3 1 )**  
Baths: **5.5 (5 1)**  
Style: **3 (or more) Storey**

Parking

Ttl Park: **3**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane**  
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting,Other**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Oven,Range Hood,Refrigerator,Stove(s)**  
Int Feat: **Built-in Features,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`5" x 16`5"</b>
<b>Other</b>	<b>Main</b>	<b>12`2" x 5`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>13`6" x 7`1"</b>
<b>Other</b>	<b>Main</b>	<b>10`0" x 6`2"</b>
<b>Other</b>	<b>Main</b>	<b>24`0" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`0" x 13`5"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>14`8" x 11`2"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`7" x 5`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`6" x 5`0"</b>
<b>Other</b>	<b>Third</b>	<b>17`8" x 13`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>12`11" x 9`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 11`3"</b>
<b>Mud Room</b>	<b>Main</b>	<b>6`2" x 5`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>Other</b>	<b>Main</b>	<b>24`0" x 10`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>12`5" x 8`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`9" x 11`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`9" x 11`1"</b>
<b>Laundry</b>	<b>Second</b>	<b>7`6" x 5`8"</b>
<b>Other</b>	<b>Third</b>	<b>10`0" x 8`8"</b>

Office  
Balcony  
Bedroom  
Mud Room  
Other  
Furnace/Utility Room

Third 23`0" x 14`0"  
Third 11`0" x 23`11"  
Basement 10`8" x 10`8"  
Basement 14`9" x 4`10"  
Basement 6`11" x 6`8"  
Basement 12`7" x 5`8"

3pc Bathroom  
Game Room  
Walk-In Closet  
Exercise Room  
3pc Bathroom

Third 8`7" x 5`0"  
Basement 21`6" x 13`0"  
Basement 4`8" x 4`2"  
Basement 11`7" x 10`5"  
Basement 11`8" x 5`0"

Legal/Tax/Financial

Title: Fee Simple  
Legal Desc: 2311655

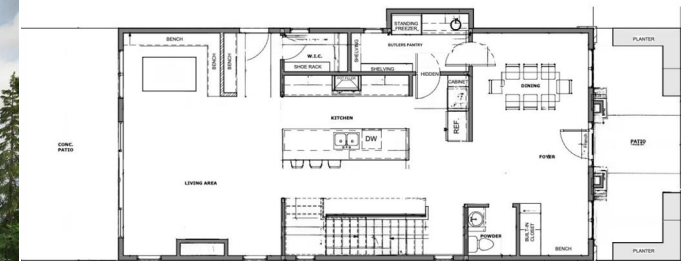
Zoning: DC

Remarks

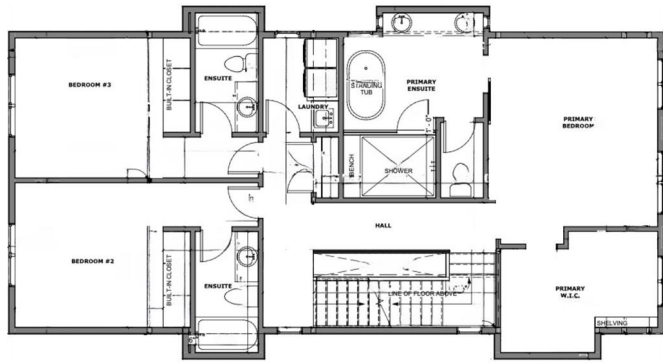
Pub Rmks: **Welcome to luxury living in this stunning detached home offering over 3,000 sqft of thoughtfully designed space. From top to bottom, this residence blends elegance, functionality, and unique features that set it apart. The fully developed basement is an entertainer's dream, complete with a spacious rec room, wet bar, bedroom, full bathroom, walk-in closet, and a private gym. A one-of-a-kind underground tunnel seamlessly connects the basement to the triple car garage, keeping you sheltered from the elements year-round. On the main floor, a grand foyer welcomes you into an open-concept layout featuring a formal dining room, hidden butler's pantry, mudroom with a walk-in closet, and a cozy living room with a gas fireplace. A unique booth-style seating area adds charm, while the concrete patio extends the living space outdoors. The second floor is home to a spacious primary suite with a large walk-in closet and spa-like ensuite. Two additional bedrooms, each with their own ensuite, provide comfort and privacy, while the convenient upper-floor laundry completes the level. The third-floor loft elevates the home further, offering a versatile office space, wet bar with an island, entertainment area, bathroom, and a private balcony with beautiful views. A truly exceptional home in an unbeatable location—don't miss your chance to own this one-of-a-kind masterpiece!**

Inclusions: None  
Property Listed By: eXp Realty

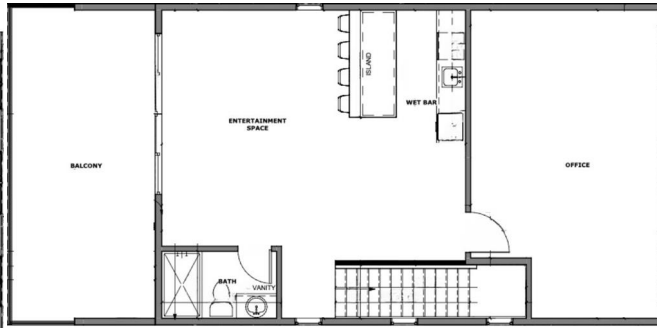
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



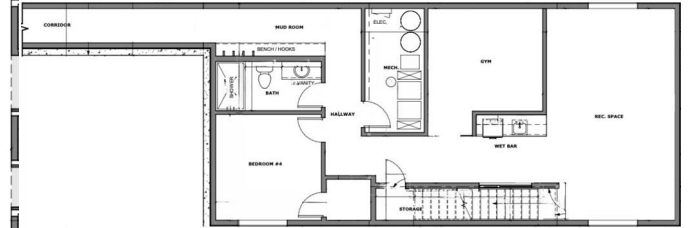
Main Floor Plan



Upper Floor Plan



Loft Floor Plan



Basement Floor Plan