

**2317 2 Avenue NW**  
**Calgary, Alberta**

**MLS # A2289039**



**\$2,795,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,640 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Alley Access, Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** na

Welcome to The Harlow &mdash; West Hillhurst's most compelling new luxury offering crafted by Cedar Rock Homes. This upscale property offers 3640 SQ FT above grade plus 1604 SQ FT of developed lower living space, south facing backyard with a triple attached garage. The home's distinctive curb appeal sets the tone &mdash; a refined facade, arched windows, and a welcoming covered entry framed by mature trees. Inside, art-deco-inspired radius archways, warm herringbone oak flooring, and generous proportions create a sense of understated sophistication. The main level is anchored by a chef's kitchen designed for both performance and everyday living, featuring site-built custom cabinetry, a premium Wolf and Sub-Zero appliance package, a large central island with seating, and a fully equipped butler's pantry for seamless hosting. Designer lighting, tailored millwork, and thoughtful storage enhance the space, while the adjacent dining area and built-in breakfast nook provide comfortable settings for daily use. The living room offers a bright gathering space centred around a gas fireplace with custom built-ins and oversized windows that bring in abundant natural light. A formal dining room highlights architectural detail with exposed ceiling beams and panelled wall treatments. A dedicated office provides a polished work-from-home environment, featuring full-height wood paneling, custom built-in cabinetry and desk, and integrated lighting. A well-designed mudroom with custom built-in cabinetry, bench seating, and ample storage connects directly to the triple attached garage. Upstairs, the home offers four spacious bedrooms &mdash; each with its own private ensuite bath &mdash; providing comfort and privacy for family and guests. The primary suite serves as a private retreat, featuring a vaulted ceiling with exposed

beam, an arched window, and a spa-inspired ensuite with heated floors, over sized steam shower, freestanding soaking tub, dual vanities with a make up desk, and refined finishes. A walk-through dressing room with extensive built-ins and a central storage island connects to a fully equipped laundry room with dual washer and dryer sets for added convenience. The fully developed lower level expands the living space with a large recreation area, wet bar with beverage refrigeration and wine room, a dedicated home gym, an additional bedroom, and a full bath. Outdoor living is thoughtfully designed, with a private rear deck featuring an outdoor fireplace that creates a comfortable year-round gathering space. High-end upgrades include radiant in floor basement heating, smart thermostats, 200 amp panel, open web joists for flat stable floors and no bulk heads in basement, wiring for future automation, and vacuflor rough-in. The oversized triple attached garage is insulated, drywalled, painted, with EV charging. Located minutes from the Bow River pathway system, Kensington, downtown Calgary, Foothills Medical Centre, the University of Calgary, and top schools. Book your private viewing today!