

2535 2 Avenue NW
Calgary, Alberta

MLS # A2289091



\$1,399,900

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,660 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot, Views		

Heating:	In Floor, Electric, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

OPEN HOUSE: Saturday, Feb 28th 3:00 - 5:00 PM Experience refined inner-city living in WEST HILLHURST with this newly built 3-storey semi-detached infill offering over 3,500 sqft of professionally developed space. Positioned in a quiet cul-de-sac with a sunny south-facing backyard, this home delivers privacy, natural light, and thoughtful design across all 4 levels. A spacious dining area welcomes gatherings of any size, seamlessly connecting to a chef-inspired kitchen anchored by a large island designed for everyday living and entertaining. FULL HEIGHT CABINETRY maximizes storage while a dedicated wall pantry keeps essentials organized and out of sight. HIGH-END APPLIANCES including a gas stove support precision cooking, and carefully curated finishes elevate both style and function. A warm living area centers around a GAS FIREPLACE FRAMED BY BUILT-IN SHELIVING and cabinetry, creating a natural focal point for relaxing evenings. Patio sliders extend living outdoors to the fully fenced SOUTH BACKYARD and ground-level patio, offering effortless indoor-outdoor flow. An enclosed mudroom provides practical storage for busy households, while a tucked-away powder room adds convenience without interrupting the main living space. Upper levels are designed for flexibility and comfort, featuring 4 bedrooms above grade including 2 primary retreats. A secondary primary suite on the 2nd level showcases wall paneling detail, a large walk-in closet, and a 5pc ensuite with in-floor heating and a dual vanity for everyday ease. Top-floor living is dedicated to a PRIVATE PRIMARY SANCTUARY complete with sitting area, dry bar for morning coffee or evening wind-down, balcony access, expansive walk-in closet, and a luxurious 5pc ensuite with dual vanity, freestanding tub, and glass shower. Access to an additional balcony enhances

connection to the outdoors and captures elevated views. A FULLY DEVELOPED BASEMENT adds valuable living space with a large recreation room, wet bar for entertaining, 5th bedroom, 4pc bath, and generous storage options. UPGRADES include ROUGH-INS FOR AC, HYDRONIC IN-FLOOR HEATING in the basement, AND STEAM SHOWER, ALONG WITH CEILING SPEAKERS AND A DUAL-ZONE FURNACE system that separates the basement and main floor from the 2nd and 3rd levels for tailored comfort and efficiency. DOUBLE DETACHED GARAGE provides secure parking and additional storage flexibility. Located steps from the Bow River pathway system, parks, and playgrounds, and minutes to Kensington's shops and dining, this address also offers quick access to downtown, Foothills Medical Centre, Alberta Children's Hospital, and top-rated area schools including Queen Elizabeth School and Hillhurst School. Thoughtful layout, elevated design, and premium UPGRADES come together in one of Calgary's most desirable neighborhoods.