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2608 4 Avenue NW
Calgary, Alberta

MLS # A2320383

$895,000

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,806 sq.ft.	**Age:**	2000 (26 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rect		

Heating:	In Floor, Forced Air	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage

Inclusions: Plastic shelving in storage, metal shelving in furnace room,

OPEN HOUSE Saturday Nov. 7th & Sunday Nov. 8th 1-3pm. Welcome to this beautifully maintained, south-facing home in the highly sought-after community of West Hillhurst, where inner-city living meets nature and convenience. It's just steps from the Bow River pathway system, Helicopter Park and the Karl Baker Off-Leash Dog Park, with quick access to Foothills Hospital, trendy Kensington, great dining and Calgary's vibrant downtown core. Inside, the main floor showcases rich hardwood flooring and a warm, inviting layout, with a cozy gas fireplace anchoring the living space. The kitchen is made for everyday living and entertaining, with a central island and granite countertops. The upper level offers three generously sized bedrooms, including a spacious primary retreat with a walk-in closet and a private ensuite featuring a relaxing soaker tub and separate shower. An added convenience is the upstairs laundry(washer & dryer 2026), making everyday living that much easier. The beautifully updated lower level (2021) adds even more living space, with a fourth bedroom, a 3-piece bathroom, a large games room and a bar area, ideal for hosting friends, movie nights or overnight guests. Comfort comes standard with central air conditioning (2023) and a brand-new furnace (2025). Out back, the rear yard and double detached garage complete the package. This exceptional home combines comfort, thoughtful updates and an unbeatable location, making it perfect for professionals, families and anyone looking to experience the best of inner-city Calgary living.

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