

# \$1,099,000 - 2522 4 Avenue Nw, Calgary

MLS® #A2185478

**\$1,099,000**

5 Bedroom, 4.00 Bathroom, 1,722 sqft  
Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

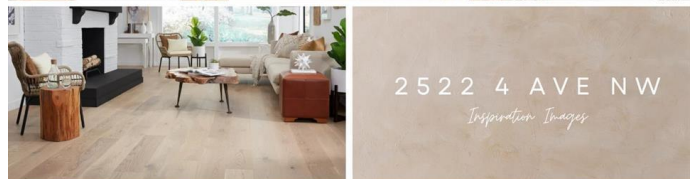
Welcome to West Hillhurst, where luxurious inner-city living meets style, comfort, and convenience! This beautiful south-facing semi-detached home will be move-in ready by Mid-April 2025, offering a modern lifestyle with A FULLY DEVELOPED LEGAL BASEMENT SUITE (subject to city approvals) for extra rental income or multi-generational living.

HEREâ€™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 thatâ€™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!

Built in 2025

### Essential Information

MLS® #	A2185478
Price	\$1,099,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,722
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2522 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0P4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, 220 Volt Wiring
# of Garages	1

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s), Built-in Features, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Built-In Gas Range, Built-In Oven, Microwave
Heating	Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Exterior Entry, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard, BBQ gas line
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 7th, 2025
Days on Market	90
Zoning	R-C2

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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