

\$1,199,999 - 2215 4 Avenue Nw, Calgary

MLS® #A2085460

\$1,199,999

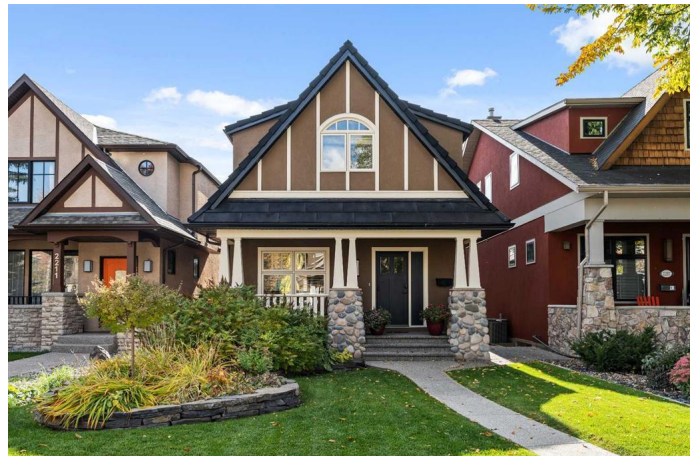
4 Bedroom, 4.00 Bathroom, 1,973 sqft

Residential on 0.93 Acres

West Hillhurst, Calgary, Alberta

Old world charm meets modern comfort and convenience! This home, in the highly sought-after community of Kensington, has approximately 2,850 sq ft of developed living space. It comes with a traditional floor plan which offers a functional home with well-defined spaces. Unique characteristics and upgrades are doorway embellishments, Craftsman window grids, wide-plank maple flooring and new carpet, fresh paint in a warm, rich colour pallet giving an elegant feel to the whole house. All this plus river rock accents both inside and out.

Situated on a quiet, tree-lined street, this home, with a professionally landscaped yard, has great curb appeal. Recent improvements to the home's exterior include a newer black rubber roof on the house (and garage) and repainted stucco. The river rock stone pillars welcome you as you step up to the covered front porch. Step inside the front door into the spacious foyer with coat closet and built-in console with mirror. Life on the main floor revolves around the kitchen, dining and living room. Anyone who loves to cook or entertain will enjoy this kitchen. It features custom maple cabinetry, plenty of granite counter space, high-end stainless-steel appliances, a gas stove, and center island plus a built-in granite sideboard. Once the meals are prepared, transition to the separate dining room and close off the kitchen with the swing-through door. Embrace this elegant, comforting space whether it is your everyday



2215 4 Ave NW, Calgary, AB

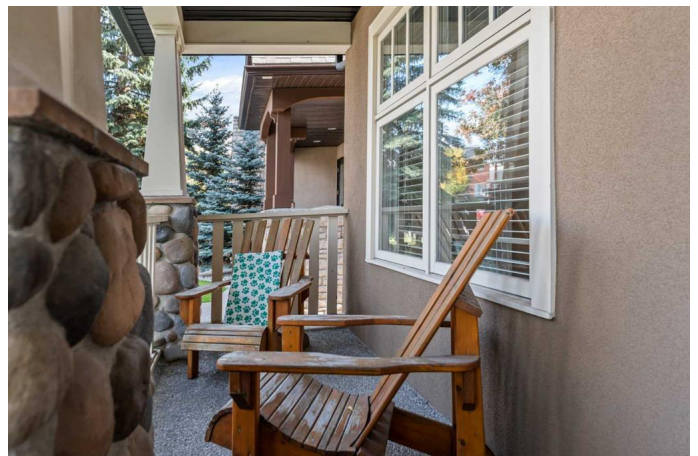
Main Floor Exterior Area 2065.64 sq ft
Interior Area 921.84 sq ft



0 6 12 ft

PREPARED: 2023/10/04

White regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



dining or hosting an intimate dinner party. Next is the beautiful living room. The warm maple floor and river rock fireplace flanked by built-in cabinets and upper windows make this room stand out. Also, the large window, with custom blinds, allows for natural light and a view of the backyard. A half bath and back entrance with coat closet, storage bench and wrought-iron screen door complete the main floor. Up the stairs is a large primary suite with vaulted ceiling, walk-in closets with organizers, a window seat that doubles as storage and as a cozy and comfortable reading nook with a pleasant view of the outdoors. Off to the side is an ensuite with double sinks, jet tub, and separate shower. Down the hall are two additional good-sized bedrooms, a laundry closet, and another full bathroom. The lower level offers even more space with a huge family room perfect for movie night and games table. It also boasts an additional bedroom with walk-in closet, a 4-piece bath and plenty of storage. The private, fully fenced, professionally designed backyard with a large patio space is perfect for entertaining or simply relaxing with a good book. A double detached garage and a paved back alley finish off this property nicely. This home is located near scenic river pathways, trendy shops and restaurants, SAIT, the University of Calgary, Foothills Hospital, quality schools, and is just a short commute to the downtown core. Don't miss this opportunity to make this your new home. Schedule your private viewing today!

Built in 1999

Essential Information

MLS® #	A2085460
Price	\$1,199,999
Sold Price	\$1,155,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,973
Acres	0.93
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2215 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0N8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, See Remarks
Appliances	Dishwasher, Gas Range, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, See

	Remarks
Roof	Rubber
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2023
Date Sold	November 19th, 2023
Days on Market	44
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ACA REALTY
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.