

\$1,325,000 - 2537 4 Avenue Nw, Calgary

MLS® #A2103051

\$1,325,000

4 Bedroom, 4.00 Bathroom, 2,116 sqft

Residential on 0.08 Acres

West Hillhurst, Calgary, Alberta

Nestled in the prestigious West Hillhurst community, this newly constructed single-family home is just a stone's throw away from downtown, Kensington, Bowness, and beyond. Unlike typical infills, this property features a 30' wide homesite on a serene street adorned with mature trees, emanating a timeless charm. Offering 3078 sq. ft. of luxurious living space, including a fully finished basement and double detached garage, this home offers a grand entrance highlighted by towering floor-to-ceiling windows. Inside, you'll discover exquisite customizations, including sleek staircase railings, soaring 10-foot main floor ceilings, and an elegant built-in bench. The state-of-the-art gourmet kitchen is an entertainer's dream with its expansive 8'x4' island, premium built-in appliances, and a generous 20-foot countertop. The spacious dining room, designed for 8 or more guests, and a secluded pocket office with stylish double barn doors add to the home's functionality. Ascending to the upper level, you'll find the full primary suite, an oversized laundry room, and spacious secondary bedrooms. Luxurious details abound, with the primary ensuite featuring a custom 10m tile-glass shower, a stand-alone soaking tub, and dual sinks with quartz countertops. The expansive 962 sq. ft. finished basement, with a lofty 9-foot ceiling, includes a 4th bedroom, an auxiliary office/flex room, a full entertainment lounge, and a well-appointed wet bar. The south-facing backyard promises



memorable BBQs and festive gatherings during sunnier days. This home is a confluence of sophistication and comfort, a testament to impeccable craftsmanship and design. The West Hillhurst community offers a perfect blend of everyday convenience and leisurely living, with schools and shops just around the corner. Kensington, a buzzing neighborhood known for its chic boutiques, eateries, and cafes, is also nearby. Beyond urban allure, West Hillhurst is a haven for recreation, featuring an outdoor pool for summer and tennis courts for friendly challenges. In winter, the community skating rink invites joyous moments. Living in West Hillhurst isn't just about a place to reside—it's a lifestyle.

Built in 2023

Essential Information

MLS® #	A2103051
Price	\$1,325,000
Sold Price	\$1,315,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,116
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2537 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary

County Calgary
Province Alberta
Postal Code T2N 0P5



Amenities

Parking Spaces 2
Parking Double Garage Detached

Interior

Interior Features Bar, Built-in Features, Close Kitchen Island, No Animal Hc
Appliances Built-In Oven, Built-In Rang Refrigerator, Washer/Dryer
Heating Fireplace(s), Forced Air, Natu
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
Roof Asphalt Shingle
Construction Composite Siding
Foundation Poured Concrete

Additional Information

Date Listed January 22nd, 2024
Date Sold April 29th, 2024
Days on Market 98
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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