

\$2,289,900 - 2224 4 Avenue Nw, Calgary

MLS® #A2103825

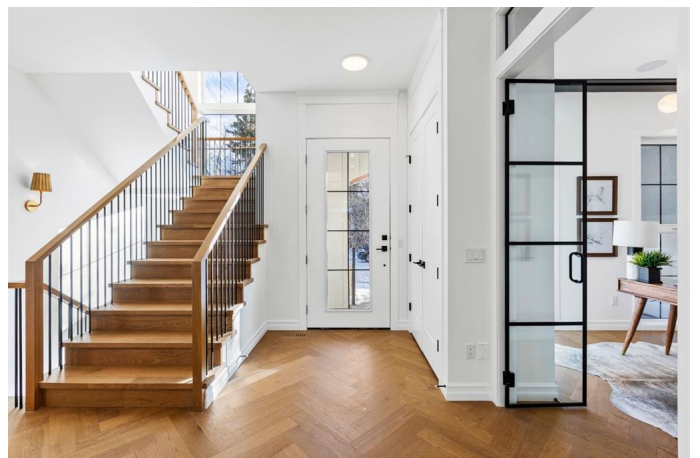
\$2,289,900

5 Bedroom, 5.00 Bathroom, 3,056 sqft

Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

Discover the epitome of upscale living in Calgary's West Hillhurst neighbourhood with The Farmhouse by the prominent inner-city builder Jerry Homes. This newly constructed, custom-designed residence features six bedrooms, which include two spacious primary suites and 4.5 bathrooms. The modern farmhouse exterior with a generous front porch and welcoming foyer leads to a practical home office filled with abundant natural light and tailored millwork. Herringbone-engineered white oak hardwood flooring throughout the main and upper floors, including custom hardwood stairs and triple-pane metal-clad windows that grace every room. The gourmet kitchen is a culinary enthusiast's dream, showcasing sleek black quartz countertops, a black waterfall island, an AGA gas range, a built-in dishwasher, a Sub-Zero refrigerator with custom panelling, a Farmhouse under-mount granite composite sink, a concealed doorway leading to the kitchenette with a walk-in pantry, and more. A separate side entry connects to the mudroom, featuring Italian checkered tiles, custom millwork, and a specially crafted built-in pet water dispenser. The living room offers a custom-plastered gas fireplace, coffered ceilings adorned with wood planks, and wainscoting in the dining room, where you can proudly display your artwork. As you head upstairs, you'll notice large windows in the stairway, allowing natural light to flood the herringbone hardwood floors leading to the bonus room, ideal for family



gatherings. There are two primary bedrooms, each with a walk-in closet. The larger primary bedroom features high ceilings, a breathtaking 5-piece ensuite with in-floor heating, his and her vanities, a luxurious soaker tub, a makeup vanity, and a steam shower. Completing the second floor, you'll find another main bath, a 4pc bathroom, two other bedrooms with their walk-in closet, and a laundry room for added convenience. Entertain in style in the finished basement, complete with in-floor heating, a bar area featuring a waterfall island, an additional bedroom, a gym or another bedroom, and a full bathroom with direct bedroom access. This home is loaded with all the upgrades you could desire, including A/C, built-in speakers and patio speakers, security rough-ins, central vacuum rough-ins, in-floor heating in the basement and ensuite, and a spacious triple-car garage. Nestled just steps away from parks, trendy restaurants, and bars, this residence provides a serene escape in the vibrant Kensington district. Its proximity to the Bow River, downtown, the University of Calgary, SAIT, and Foothills Hospital makes it ideal. With easy access to Memorial Drive and Crowchild Trail, this is your opportunity to call this magnificent property your own. Don't hesitate to call today!

Built in 2024

Essential Information

MLS® #	A2103825
Price	\$2,289,900
Sold Price	\$2,262,500
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,056
Acres	0.11

Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2224 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0N7

Amenities

Parking Spaces	3
Parking	Alley Access, Heated Garage, Off Street, Triple Garage Detached

Interior

Interior Features	Built-in Features, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 26th, 2024
Date Sold	March 6th, 2024
Days on Market	39
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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