

\$764,900 - 2805 4 Avenue Nw, Calgary

MLS® #A2108092

\$764,900

4 Bedroom, 4.00 Bathroom, 1,620 sqft
Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

Discover the allure of 2805 4 Avenue NW, where luxury and nature converge in a captivating home. With 4 bedrooms (one is non-conforming) and 3.5 bathrooms, this sanctuary blends elegant comfort with the vibrant pulse of the inner city. As you enter, enjoy the warmth of a gas fireplace, soaring ceilings, and abundant sunlight throughout the main living space. The bright, stylish kitchen is a culinary canvas with granite countertops and stainless-steel appliances.

Retreat to the sanctuary of the upper bedrooms, where comfort meets sophistication. The primary bedroom, is a masterpiece of design, featuring a full ensuite with a jacuzzi tub and walk-in closet. The additional bedrooms are a thoughtful blend of functionality and style.

This exquisite home, has been meticulously cared for, featuring newly painted walls, professionally cleaned interiors, and brand-new carpets. The windows have been thoughtfully cleaned, ensuring unobstructed views of the serene surroundings. Additionally, the furnace has been serviced, providing optimal functionality for a cozy and comfortable living experience. Welcome to a residence where every detail has been attended to, creating a fresh and inviting ambiance.



Step outside to a spacious, fenced-in south facing patio, a verdant haven for entertaining. Immerse yourself in the beauty of the Bow River's banks and embrace a lifestyle just minutes from downtown Calgary, U of C, Foothills Hospital, and Children's Hospital. 2805 4 Avenue NW isn't just a home; it's a lifestyle. Book your showing today to experience the harmonious blend of luxury, cleanliness, and comfort in this dream home.

Built in 2002

Essential Information

MLS® #	A2108092
Price	\$764,900
Sold Price	\$765,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,620
Acres	0.06
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2805 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0R2

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 16th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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