

\$1,249,900 - 2909 4 Avenue Nw, Calgary

MLS® #A2109305

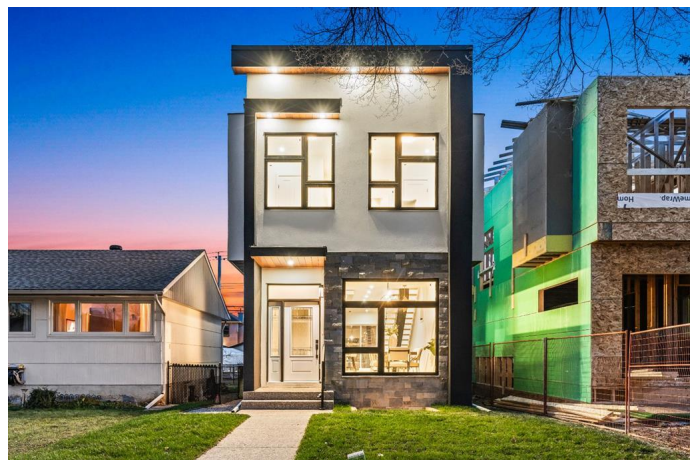
\$1,249,900

4 Bedroom, 4.00 Bathroom, 2,006 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

The builder is offering an extended new home warranty of 2 years. This exceptional new build features the highest quality finishes where no detail has been spared. As you pass through the front entry into the foyer, you are immediately immersed in the grandeur of sprawling 10'™ Ceilings extending throughout the main floor. Prepare to be captivated by the Mono Stringer custom Staircase, boasting maple hardwood and an exquisite glass railing, as you traverse the oversized dining space toward the culinary masterpiece that is the kitchen. A glorious 11'™ kitchen island adorned with quartz countertop and backsplash, harmonizing seamlessly with brilliant white floor-to-ceiling cabinets and state-of-the-art gourmet appliances. Revel in including the Electrolux 66"• dual fridge, elegant Fulgor gas cooktop, built-in oven, additional convection microwave, Fulgor built-in coffee machine, and a full-height wine fridge. The kitchen boasts beautiful black Moen Smart plumbing fixtures, a pot filler above the sink, a garburator, and a sophisticated reverse Osmosis water system. The living room is a haven of comfort and style, anchored by a Napoleon Gas custom built-in fireplace featuring one-piece tile cladding. An 8-foot 4-panel sliding door leads to a sprawling 17'™ expansive rear deck, seamlessly merging indoor and outdoor living. The guest powder room offers a designer sink with a black and gold custom art faucet. Ascending to the upper level, engineered



hardwood floors grace the entire space, complemented by lofty 10'™ ceilings. The central bonus room beckons you to the primary suite, where a custom ensuite awaits. Revel in the lavish details—a ten-mill tile and glass steam shower with a rain shower head, additional wall jets, in-floor heat, a freestanding tub, and a floating Toto toilet with a smart bidet feature. Two additional generously proportioned bedrooms, one featuring a walk-in closet, the main bath boasting a heated floor, and a spacious laundry room with a sink complete the second floor. Descending to the fully finished basement, discover a haven of comfort with 9'™ ceilings, Hydronic in-floor heat powered by a tankless boiler and another hot water tank. A second Napoleon Electric fireplace graces this level, along with the 4th bedroom, Flat Membrane Torced Roof, a flex room/gym encased in a full-height glass wall, and a rec room featuring a built-in bar and wine cooler. This home boasts an array of additional features, including dual-zone heating, Ecobee smart thermostats equipped with air quality monitors, water softener, Central Vacuum, speakers throughout the house and patio, and an insulated garage-rough-ins for solar panels, EV Charging in the garage, A/C, and Security System. Close to parks, fashionable restaurants, bars, the Bow River, Downtown, the University of Calgary, SAIT, Children's™ and the Foothills Hospital. Convenient access to Memorial Drive and Crowchild Trail. Call today!

Built in 2024

Essential Information

MLS® #	A2109305
Price	\$1,249,900
Sold Price	\$1,229,800

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,006
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2909 4 Avenue Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0R4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bidet, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Wine Refrigerator
Heating	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas, Steam
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private
Roof	Flat Torch Membrane
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 18th, 2024
Days on Market	25
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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