

\$1,199,000 - 2822 1 Avenue Nw, Calgary

MLS® #A2119601

\$1,199,000

4 Bedroom, 4.00 Bathroom, 1,437 sqft

Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

This lovely 4 bedroom, 3.5 bathroom home owned by its original owners, was designed in collaboration with Calgary architect Ron Goodfellow and designer Doug Cridland in 1981. Extensive updates were completed from 2019-2023 with Sandro Roome Sandrin of Sandrin Construction and designer Martine Ast, making this home a beautiful example of intentional design. New Zealand wool carpets, heated porcelain tile floors, natural oak hardwood, custom draperies, and new Lux triple glazed windows are just some of the luxury materials integrated into the space. Featuring spacious, light filled principle rooms and modern design throughout, the home offers a functional open floor-plan that easily flows from the living room to the kitchen. The property comes complete with custom built-in™s, vaulted ceilings on the main and upper floors, 10 ft. ceilings in the basement and newly updated HVAC, windows and exterior fencing. Guests are welcomed via the private entrance to the foyer and main living space showcasing wood beams, vaulted ceilings, wood burning fireplace and large windows. The dining area is apt for dinner parties large or small and transitions into the updated kitchen with breakfast bar, stainless steel appliances, exposed wood shelving and gas range. Upstairs, the primary suite is adorned by a large 5pc ensuite bathroom with shower, bathtub, dual vanities and vaulted ceilings with large skylight. The additional bedroom has its own ensuite and full wall of



built-ins. Downstairs, the fully developed basement is perfect for guests, with a 3rd and 4th bedroom, full bathroom and laundry and storage spaces. This exceptional property is located on a quiet cul-de-sac, with private, treed courtyards-front and rear, and single detached garage with alley access. Youâ€™ll love morning strolls to the Lazy Loaf and Kettle, watching the seasons transition along Memorial Drive and the Bow River and summer hikes through Edworthy Park and the Douglas Fir Trail. The proximity to top schools, hospitals, downtown, University of Calgary and convenient freeway access ensures easy commuting to other parts of the city and beyond, providing a seamless experience for residents and families.

Built in 1981

Essential Information

MLS® #	A2119601
Price	\$1,199,000
Sold Price	\$1,165,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,437
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2822 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2N 0C8

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Bar, Built-in Features, Double Vanity, No Animal Home, No Smoking Home, See Remarks, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Landscaped, Level, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 14th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Charles
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