

\$899,000 - 2524 2 Avenue Nw, Calgary

MLS® #A2123313

\$899,000

4 Bedroom, 4.00 Bathroom, 1,954 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Nestled in a sought-after inner-city location on a tranquil cul-de-sac in West Hillhurst/Parkdale, this extensively updated semi-detached home presents over 2670 square feet of expansive, open living space, perfect for families of all sizes. With 4 bedrooms and 3.5 bathrooms, this property is ideally situated mere steps from a range of amenities, including convenient access to the Bow River, Kensington, city parks, and scenic walkways. The home showcases elegant hardwood flooring throughout the main and upper levels, complemented by a spacious gourmet-style kitchen featuring new stainless steel appliances, granite countertops, and an abundance of stylish cabinetry. Recent upgrades encompass new lighting and plumbing fixtures, enhancing the overall ambiance.

A welcoming front living room offers versatility, while a two-way cozy fireplace adds warmth and character to the family room. The fully finished basement includes a bedroom, expansive games room, a four-piece bath, and heated flooring, with ample storage available in mechanical and under-stair areas. Central air conditioning ensures comfort during warmer months. The primary bedroom is huge and includes a balcony, makeup desk, walk-in closet, and ensuite complete with double sinks, a jetted soaker tub, and a steam shower. Upstairs laundry provides convenience, centrally located on the floor. The upper level boasts 9' ceilings, two



skylights, and built-in stereo speakers. Additionally, two other spacious bedrooms each offer walk-in closets and share an additional 4-piece bathroom. Outside, the yard is fully fenced and landscaped, featuring a generously sized rear deck with a BBQ gas hookup. A drywalled and insulated double garage provides added convenience. This executive home boasts numerous thoughtful features beyond those mentioned. Conveniently located near all Foothills hospital facilities, this home is a must-see addition to your property search!

Built in 2006

Essential Information

MLS® #	A2123313
Price	\$899,000
Sold Price	\$927,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,954
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2524 2 Avenue Nw
Subdivision	West Hillhurst

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0H6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, See Remarks, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Rectangular Lot, See Remarks
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 21st, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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