

\$954,000 - 2610 2 Avenue Nw, Calgary

MLS® #A2126881

\$954,000

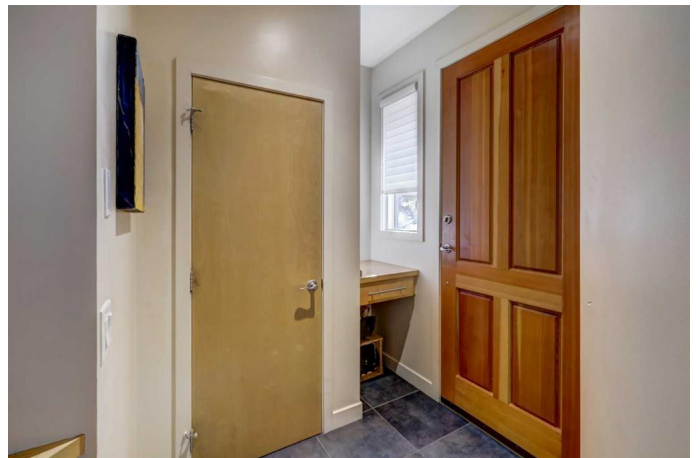
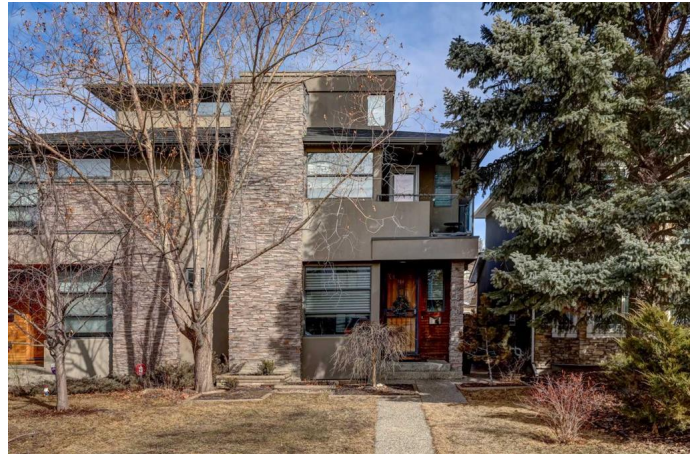
4 Bedroom, 4.00 Bathroom, 2,260 sqft

Residential on 0.01 Acres

West Hillhurst, Calgary, Alberta

OPEN HOUSE THIS WEEKEND !! Don't miss out on the chance to own this well-maintained south-facing 4-bedroom residence boasting a fully finished basement and 3.5 bathrooms. As you step through the front door, you're greeted by a generously sized office/den, conveniently accompanied by a 2-piece main floor bathroom just across the hallway. The heart of the home unfolds into a charming open-plan kitchen, dining, and living area, illuminated by a vast window that frames the picturesque backyard. The kitchen is a chef's dream, equipped with sleek stainless-steel appliances, a gas stove, and elegant granite countertops. Ascend to the second floor to discover a luxurious master retreat, complete with a sprawling walk-in closet and a lavish 5-piece ensuite bathroom, featuring a separate tub and steam shower. Additionally, the master bedroom offers its own private balcony, perfect for enjoying tranquil moments. Two more sizable bedrooms and a second 4-piece bathroom are also found on this level, accompanied by the convenience of an upper floor laundry furnished with a steam washer and dryer.

Venture to the top floor and be greeted by a fantastic bonus room bathed in natural light, which can be used as a gym, office, or cinema. Descend to the fully finished basement, where a legal fourth bedroom and another 4-piece bathroom await, offering ample space and privacy. The remainder of the basement presents an expansive open-plan



entertainment area, complemented by utility and storage rooms discreetly tucked away behind closed doors.

Outside, the property is enclosed by a fence and features a double detached garage, The garden has many perennial plants and boasts a unique bubbling water feature that offers a tranquil escape. One house away is a green space that transforms into a skating rink in the winter.

This home, located in a peaceful neighborhood, is in close proximity to downtown and easily accessible through main roads from the mountains. Enjoy an afternoon walk along the river path/bike route only a 5 minute walk away.

With its move-in-ready condition and the possibility of a quick possession, this residence offers an enticing opportunity to embrace a lifestyle of comfort and convenience.

Built in 2006

Essential Information

MLS® #	A2126881
Price	\$954,000
Sold Price	\$940,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,260
Acres	0.01
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 and Half Storey, Side by Side
Status	Sold

Community Information

Address	2610 2 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0H8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Lane, Garden
Roof	Asphalt Shingle, Flat
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2024
Date Sold	May 22nd, 2024
Days on Market	23
Zoning	R-C2
HOA Fees	0.00

Listing Details

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