

\$1,750,000 - 2323 4 Avenue Nw, Calgary

MLS® #A2135154

\$1,750,000

4 Bedroom, 4.00 Bathroom, 3,160 sqft

Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

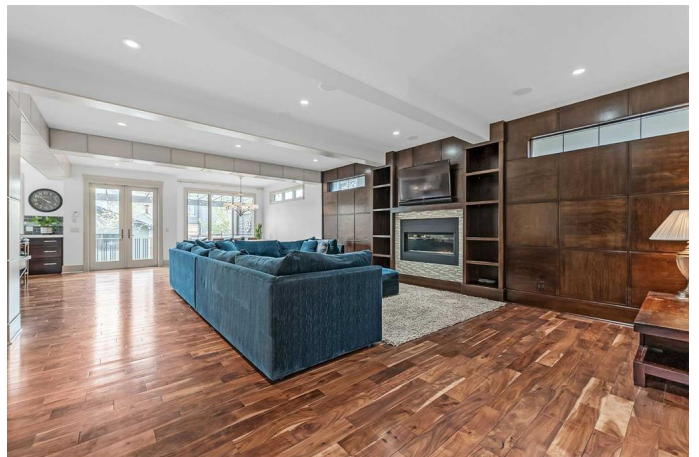
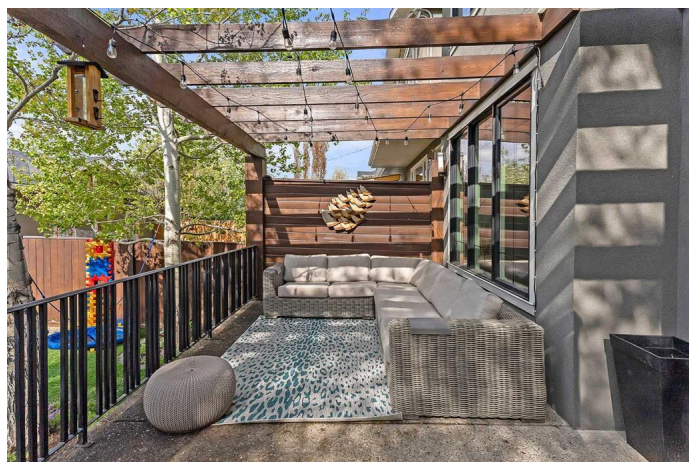
OPEN HOUSE - SUNDAY JUNE 2nd, 2:00-4:00! Welcome to your dream home! This stunning property boasts a beautifully landscaped yard with a welcoming front porch and an elegant large front door, complemented by a front door security camera and recessed soffit lighting for added safety and ambiance.

Step inside to hand-crafted hardwood floors and soaring 9-foot ceilings. The spacious mudroom features a side entrance, built-in bench seating, and cubbies, perfect for organizing all your outdoor gear.

The professional front office is a haven for productivity, offering custom shelving, built-in speakers, and a cozy gas fireplace. The open concept living room is a showstopper with a feature wood wall and built-in gas fireplace, enhanced by more built-in speakers for an immersive audio experience.

Culinary enthusiasts will fall in love with the impressive kitchen island, with a custom marble slab, additional prep-sink, and bar seating. The kitchen is equipped with top of the line appliances including a 6-burner gas stove, dual oven, and grill surface, along with a large pocket door pantry closet for ample storage.

Upstairs, the bright and airy atmosphere continues with vaulted ceilings and skylights. The generous primary suite features custom built-ins, an ensuite bathroom with heated floors, a double sink vanity, soaker tub, steam shower, and a spacious walk-in closet. A



designated laundry room with shelving and extra closet storage adds to the convenience. The basement is perfect for entertaining or a fun night in with the family, complete with a wet bar that includes bar seating, custom cabinets and a built-in wine fridge. The family room showcases a wood feature wall with a double-sided fireplace shared with the workout room, which features rubber flooring, mirrored walls and egress windows. The media room, wired for sound, is enclosed with double pocket doors. Enjoy the comfort of 9'™ ceilings and in-floor heating throughout the basement, plus an instant hot water system and a water softener. Don't forget the 4th bedroom and the extra storage under the stairs!

The backyard retreat is a true oasis with a south-facing exposure, large exposed aggregate deck with a built-in pergola, three gas hook-ups, a putting green with a mini sand bunker, artificial turf/grass, and natural flower bed with in-ground sprinklers. The double heated garage, accessible via a paved alley entrance, completes this remarkable home. Don't miss the opportunity to make this extraordinary property your own!

Built in 2011

Essential Information

MLS® #	A2135154
Price	\$1,750,000
Sold Price	\$1,785,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,160
Acres	0.12
Year Built	2011

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2323 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0P1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage, Insulated

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Den, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Date Sold	June 7th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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