

\$1,999,900 - 2225 4 Avenue Nw, Calgary

MLS® #A2141688

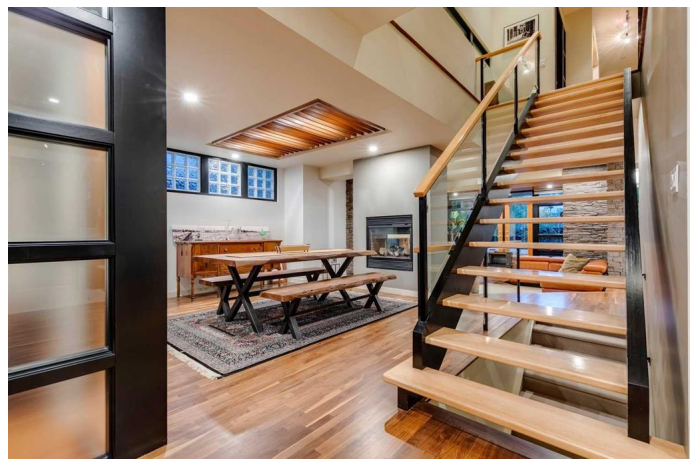
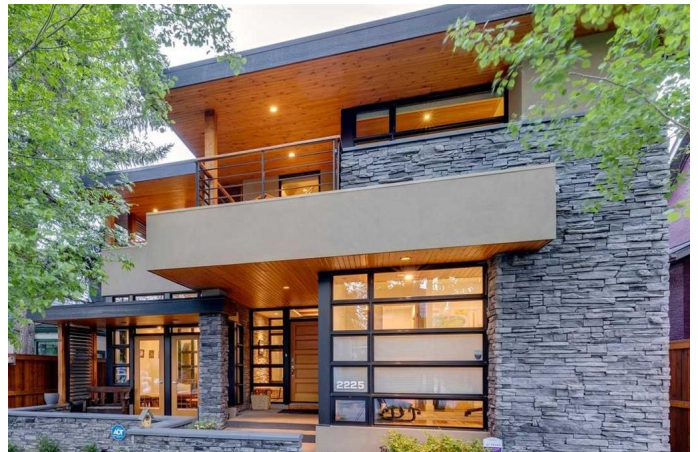
\$1,999,900

4 Bedroom, 4.00 Bathroom, 3,389 sqft

Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

Spectacular West Coast designed 2 1/2 storey nestled in a mature Aspen Forest in an excellent location with a south rear yard on a quiet street in West Hillhurst. With almost 3,400 sq. ft. above grade, this remarkable home, inspired by a Frank Lloyd Wright design, blends seamlessly into this extraordinary lot and balances modern lines with stone and cedar finishing throughout the exterior and interior. Oversized windows bring the outside in with natural light flowing throughout the home. Exquisitely finished with Walnut Hardwood floors on the main and upper levels, a new kitchen with rich new granite countertops, a custom built-in wine fridge (Sub-Zero) with fridge and freezer drawers, Fisher & Paykel fridge, five-burner Dacor Gas Cooktop, wall oven, and a Bosch dishwasher. Two main floor offices border the dramatic foyer and open riser staircase. The second level features a gracious primary suite with walk-in closets, a 10mil glass shower with RI steam, a new granite vanity, heated mirrors with adjustable light, and a quaint soaker tub. Two large "kids" bedrooms with walk-in closets and two romantic upper balconies. This level also has a sunken, cozy family room with a warm gas stove, perfect for cold winter evenings or fun Christmas mornings. The upper half storey is a 27' long open hall library. The fully finished basement has a huge laundry room, rec/family room, 4th bedroom, gym, full bath, and storage. The sunny south rear yard features tiered cedar decking and



fencing, a hot tub, patio, gas line for BBQ, and access to the double garage and parking for a small RV. Perfectly located with great access to schools, shopping, the downtown, outstanding Kensington District restaurants, the river pathway system, and all major transportation routes.

Built in 2003

Essential Information

MLS® #	A2141688
Price	\$1,999,900
Sold Price	\$1,999,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,389
Acres	0.12
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

Community Information

Address	2225 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0N7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Purifier, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Level, Many Trees, Street Lighting, Rectangular Lot, Treed, Views, Wooded
Roof	Asphalt
Construction	Cedar, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 15th, 2024
Date Sold	July 12th, 2024
Days on Market	25
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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