

# \$1,549,900 - 2316 1 Avenue Nw, Calgary

MLS® #A2154774

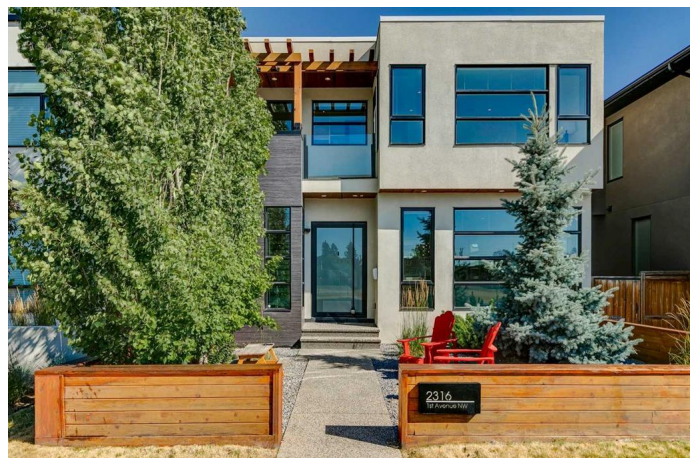
**\$1,549,900**

5 Bedroom, 5.00 Bathroom, 2,965 sqft

Residential on 0.11 Acres

West Hillhurst, Calgary, Alberta

Exquisite & extensively upgraded 3+2 bedroom detached home designed by Paul Lavoie, offering over 4200 sq ft of luxurious living space. The expansive main level presents hardwood floors, high ceilings & is illuminated with recessed lighting, showcasing the front living room that shares a double sided fireplace with a spacious dining area with ample space to hold a large gathering. Create culinary masterpieces in the kitchen that's tastefully finished with large island/eating bar, sleek white cabinets, plenty of prep space, Miele appliances & cozy breakfast nook. Completing the main level is a mudroom & 2 piece powder room. Ascend the dramatic mono-stringer staircase to the second level that hosts a large bonus room, 3 bedrooms, each with a private ensuite. The primary retreat with access to a private balcony with new deck tiles, boasts a gorgeous walk-in closet & sumptuous 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & oversized shower. Basement development includes a large family/media room with wet bar & wine storage, 2 additional bedrooms & a 3 piece bath. Other notable features include central air conditioning, central vacuum system, a whole-home audio controller/amplifier/keypads & surveillance camera system with local NVR. Outside, enjoy the beautifully landscaped front gardens & back yard with patio & pergola – both with an irrigation system. Parking is a breeze with a triple detached garage which has an epoxy



coated floor. The central location can't be beat – close to trendy Kensington, Bow River pathways, schools, shopping, public transit & just minutes to downtown.

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2154774    |
| Price          | \$1,549,900 |
| Sold Price     | \$1,520,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,965       |
| Acres          | 0.11        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2316 1 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 0B8          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Detached |

**Interior**

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                                                         |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator |
| Heating         | Forced Air                                                                                                                                                                                              |
| Cooling         | Central Air                                                                                                                                                                                             |
| Fireplace       | Yes                                                                                                                                                                                                     |
| # of Fireplaces | 1                                                                                                                                                                                                       |
| Fireplaces      | Double Sided, Gas                                                                                                                                                                                       |
| Has Basement    | Yes                                                                                                                                                                                                     |
| Basement        | Finished, Full                                                                                                                                                                                          |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Built-in Barbecue, Lighting, Private Entrance, Private Yard                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Yard Lights, Rectangular Lot |
| Roof              | Other                                                                      |
| Construction      | Stucco, Wood Frame                                                         |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 2nd, 2024    |
| Date Sold      | September 5th, 2024 |
| Days on Market | 34                  |
| Zoning         | R-C2                |
| HOA Fees       | 0.00                |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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