

# \$1,250,000 - 2210 4 Avenue Nw, Calgary

MLS® #A2162420

**\$1,250,000**

4 Bedroom, 4.00 Bathroom, 2,142 sqft

Residential on 0.07 Acres

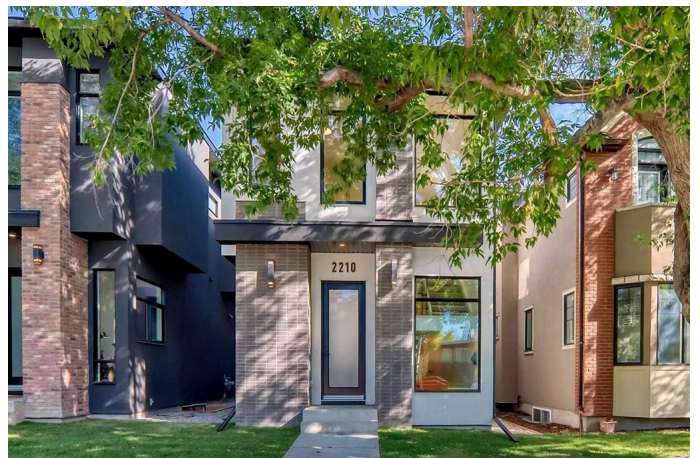
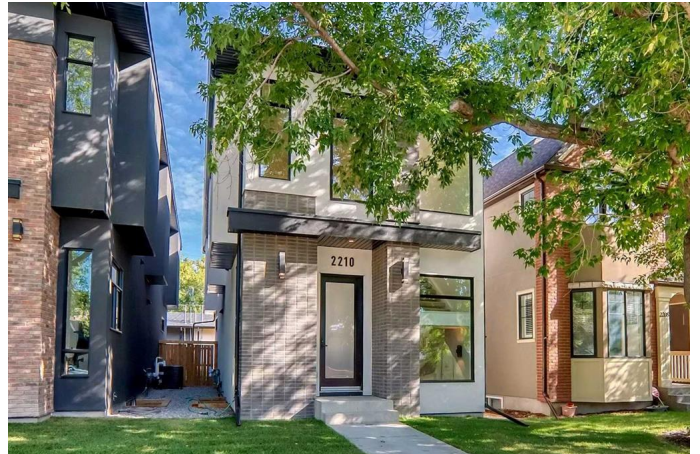
West Hillhurst, Calgary, Alberta

**\*OPEN HOUSE SUN OCT 20 FROM 1-3PM\***

Welcome to this stunning new infill property, where modern elegance meets comfort and convenience. This detached home is a true gem, offering a spacious and functional layout designed for contemporary living. With over 3,000 square feet of living space, this home offers room for your family to grow and thrive. The main floor features an open concept design with beautiful hardwood flooring that enhances the sense of space and light. Whether you're entertaining guests or enjoying a quiet evening at home, this versatile layout has you covered. Upstairs, you'll find three generously sized bedrooms, each with warm carpeting for added comfort. The primary suite boasts a private ensuite bathroom with double vanity and soaking tub, providing a peaceful retreat after a long day. Additionally, there's a jack and jill bathroom on this level for the convenience of the other two bedrooms. The basement is fully finished and includes a fourth bedroom, making it an ideal space for guests or a workout space. This property comes with a rough-in for air conditioning and a double detached garage ensuring your comfort in all seasons. Don't miss the opportunity to make this beautiful home your own. Book your showing today!

Built in 2024

## Essential Information



MLS® #	A2162420
Price	\$1,250,000
Sold Price	\$1,187,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,142
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

### Community Information

Address	2210 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0N7

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Bar, See Remarks, Soaking Tub
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 3rd, 2024
Date Sold	November 8th, 2024
Days on Market	66
Zoning	R-C2
HOA Fees	0.00

**Listing Details**

Listing Office	eXp Realty
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