

\$635,000 - 2, 2109 4 Avenue Nw, Calgary

MLS® #A2166990

\$635,000

3 Bedroom, 3.00 Bathroom, 1,499 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Inner city living at its finest! Welcome to this 3 bedroom above grade townhome with a fully developed basement, your own parking spot in the detached garage and South facing rear deck in the vibrant community of West Hillhurst. Stroll along the treed lined streets, surrounded by parks, paths, commercial amenities with transit close by to access downtown by bus, car or bike. Located on the backside of the 4 plex enter into painted ceilings wrapped in upper crown molding a tiled front foyer and 2-piece bath. Original hardwood floors stretch throughout the main level from the side kitchen boasting a plethora of classic white cabinetry, newer slide in stove and Bosch dishwasher and plenty of prep space. Entertain with ease off the dining area and step down into the full width lifestyle room complete with a focal corner gas fireplace a full wall of windows and a dual patio swing door to your sunny outdoor deck with a front and back phantom screen. The upper plan has room for all with 2 kids or guest bedrooms a rear primary suite home to a 5-piece en-suite/upper bath with a skylight, his and her sinks, separate shower and a room large enough for a king size bed and added bedroom furniture. The fully developed basement offers added storage space in the utility room, the home's full-size laundry set with a newer dryer central recreation room a 2nd full 4-piece bath and flex room with a generous size walk in storage closet. All this in a well-managed building presents the lifestyle, home and plan suited for



today's modern professional.

Built in 1994

Essential Information

MLS® #	A2166990
Price	\$635,000
Sold Price	\$624,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,499
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2, 2109 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0N6

Amenities

Amenities	None
Parking Spaces	1
Parking	Garage Door Opener, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood,

	Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 10th, 2024
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.