

\$769,900 - 2805 4 Avenue Nw, Calgary

MLS® #A2168734

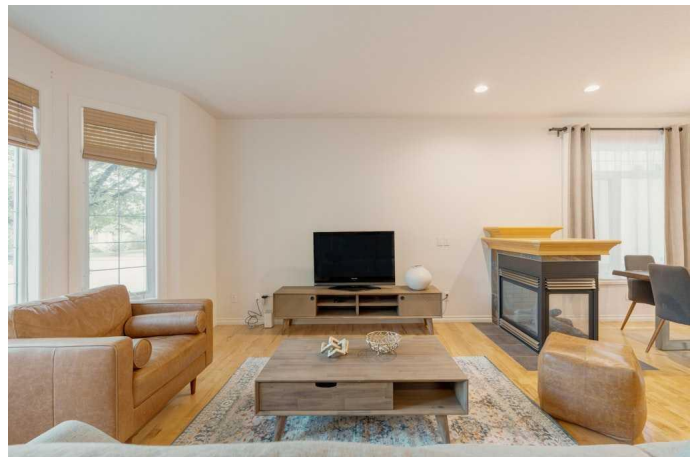
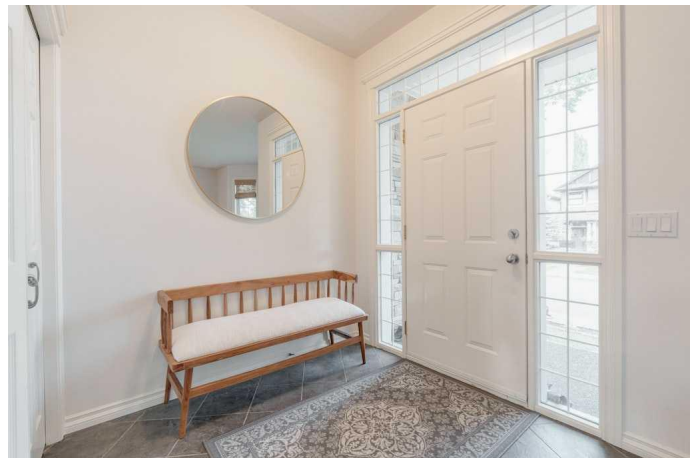
\$769,900

4 Bedroom, 4.00 Bathroom, 1,624 sqft

Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

Welcome to your dream home! This stylish contemporary half duplex offers a perfect blend of comfort and modern living, featuring a total of 3+1 bedrooms and 3.5 baths. Step inside to discover a bright and inviting open concept floor plan with large windows bring in an abundance of natural light, and hardwood floors that carry throughout the main level. Overlooking the living and dining spaces, the kitchen boasts stainless-steel appliances, granite countertops, a generous centre island—perfect for cooking and entertaining. Ample storage, including pantry cabinets and a wine rack, ensures you have all the space you need to stock up on kitchen supplies, yet ensures your counters are clutter free. Retire to a zen-like primary bedroom, where relaxation awaits. A generous walk-in closet is paired with a stylish ensuite bath that boasts the luxury of a jacuzzi tub. 2 more spacious bedrooms and a full bath complete the 2nd floor. The fully finished basement is ideal for a family, featuring an additional bedroom, a full bath, and an expansive family room made cozy by a charming corner gas fireplace—perfect for movie nights with the kids. This home has been meticulously updated with fresh paint and new carpet, ensuring a move-in-ready experience. Step outside to a charming south facing patio, an ideal setting for your outdoor dining aspirations—enjoy meals beneath the stars! Embrace an active lifestyle with the scenic walking paths of Parkdale Blvd and the



picturesque banks of the Bow River just moments away. Explore nearby parks and playgrounds, including Karl Baker Off-leash Park, a place to let your furry friends play. Convenience is at your fingertipsâ€”only minutes from downtown Calgary, the University of Calgary, Foothills and Children's Hospitals, Market Mall, and North Hill Centre. Enjoy nearby tennis, golf, and countless amenities to enhance your lifestyle.

Built in 2002

Essential Information

MLS® #	A2168734
Price	\$769,900
Sold Price	\$768,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,624
Acres	0.06
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2805 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0R2

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Three-Sided, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Irregular Lot, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 22nd, 2024
Days on Market	25
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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