



GRASSROOTS
REALTY GROUP

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2334 4 Avenue NW
Calgary, Alberta

MLS # A2218820



\$950,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,822 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Some furniture negotiable to include kitchen butcher block island

Welcome to this beautifully crafted two-story detached home in the heart of West Hillhurst, where timeless charm meets modern design. This spacious residence offers over 2200 sq.ft. of developed living space, featuring rich hardwood floors, elegant tiled accents, and thoughtful wood detailing throughout. The open-concept main floor is anchored by a chef-inspired kitchen equipped with premium appliances (Wolf stove), pantry, quartz countertops, sleek cabinetry, and generous counter space—perfect for both everyday living and entertaining. Flow seamlessly into the bright dining and living areas, all bathed in natural light from rear windows. Upstairs, discover three well-appointed bedrooms, including a luxurious primary suite with a spa-like ensuite bathroom. featuring a free-standing tub and tiled shower. The lower level boasts a fourth bedroom, a three-piece bathroom, and a large recreation room ideal for movie nights, a home gym, or guest space. Additional highlights include a double detached garage, and a private backyard retreat. Located on a quiet street in desirable West Hillhurst, steps from parks, schools, shopping, and the Bow River with its extensive pathway system. Don't miss this rare opportunity to own a refined home in one of Calgary's most sought-after communities.