



GRASSROOTS
REALTY GROUP

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2522 4 Avenue NW
Calgary, Alberta

MLS # A2231269



\$1,099,000

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,710 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to West Hillhurst, where luxurious inner-city living meets style, comfort, and convenience! This beautiful south-facing semi-detached home offers a modern lifestyle with A FULLY DEVELOPED LEGAL BASEMENT SUITE for extra rental income or multi-generational living. Step inside to find 10-FT CEILINGS on the both floors, ENGINEERED HARDWOOD FLOORING, and an OPEN-CONCEPT DESIGN that's perfect for entertaining. The BRIGHT FRONT DINING AREA flows seamlessly into a CHEF-INSPIRED KITCHEN and a spacious living room with oversized windows overlooking the back patio. The kitchen is a showstopper, boasting a MASSIVE 12-FOOT ISLAND with bar seating, QUARTZ COUNTERTOPS, CUSTOM CABINETRY, and a BUILT-IN STORAGE WALL for added function and style. In the living room, enjoy the MODERN GAS FIREPLACE with FLOOR-TO-CEILING BUILT-INS, all while natural light floods the space through large windows. A practical REAR MUDROOM with bench seating and hooks provides direct access to the DOUBLE DETACHED GARAGE, which is EV-READY for future convenience. A PRIVATE POWDER ROOM completes the main floor. Upstairs, continue to enjoy the 10-FT CEILINGS and hardwood flooring, leading to TWO SPACIOUS SECONDARY BEDROOMS with custom closets, a 4-PIECE BATHROOM, and a LAUNDRY ROOM complete with sink and storage. The PRIMARY SUITE is a true retreat with LARGE SOUTH-FACING WINDOWS, a WALK-IN CLOSET with built-ins, and a luxurious 5-PIECE ENSUITE featuring HEATED TILE FLOORS, a FREESTANDING SOAKER TUB, GLASS SHOWER WITH STEAM ROUGH-IN, dual sinks, and a PRIVATE WATER CLOSET. The fully developed 2-bedroom basement suite includes a PRIVATE SIDE

ENTRANCE&mdashideal for generating rental income or for multi-generational living. It features a SPACIOUS BEDROOM, 4-PIECE BATHROOM, SEPARATE LAUNDRY, LIVING AREA WITH MEDIA CENTRE, and a U-SHAPED KITCHEN with quartz counters and full-height cabinetry. Located in one of Calgary’s most desirable inner-city neighborhoods, West Hillhurst offers easy access to parks, the Bow River Pathway system, boutique shops, and restaurants. Enjoy local gems like St. Lawrence Bagels and Jan’s Meats & Delis, and stay close to Kensington Village, the University of Calgary, Foothills Hospital, SAIT, and Market Mall.