



**GRASSROOTS**  
REALTY GROUP

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2206 1 Avenue NW  
Calgary, Alberta

MLS # A2236211



**\$1,299,900**

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,211 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency, In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Steam Room, Walk-In Closet(s)		

Inclusions: none

Welcome to LOFT HOUSE &mdash; a standout contemporary home that blends upscale design with everyday functionality in one of the city's most sought-after neighborhoods - West Hillhurst. From the striking wood front door to the 10-foot coffered ceilings and wide-plank white oak floors, every detail feels intentional and refined. Designer lighting, expansive windows, and open-concept living spaces create an effortlessly stylish atmosphere. The front dining room is perfect for hosting, while the chef's kitchen takes center stage with a massive island, high-end appliances, and direct flow into the great room featuring custom built-ins and a sleek gas fireplace. Upstairs, the layout is both smart and spacious, with three bedrooms, a modern family bath, and a laundry room with built-in sink. The primary suite is a true retreat with custom walk-in closet, and a spa-like ensuite with double vanities, a soaker tub, and a separate glass shower. The fully finished basement adds even more versatility with a fourth bedroom, a large rec/media room with a wet bar, an oversized steam shower, and rough-in for in-floor heating. Enjoy summer in the landscaped backyard, and appreciate extras like solar panels, air conditioning, custom silhouette blinds, upgraded fixtures, and built-in speakers. All this, just minutes from Kensington, top-rated Calgary's restaurants, schools, hospital and downtown. LOFT HOUSE is where thoughtful design meets lifestyle. Make this incredible home your next move.