



GRASSROOTS
REALTY GROUP

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2, 2411 2 Avenue NW
Calgary, Alberta

MLS # A2253293



\$750,000

Division:	West Hillhurst		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,541 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 380
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Stone Counters, Sump Pump(s), Wired for Sound

Inclusions: All wall speakers in the basement family room.

Spectacular West Hillhurst Townhome | 2,330 SqFt of Developed Living Space Designed by award-winning architect John Hadden, this exceptional residence combines timeless design with modern luxury in one of Calgary's most desirable inner-city communities. Tucked away in a quiet location, the home showcases thoughtful craftsmanship and refined details from the moment you step inside. The bright and spacious layout showcases exotic tigerwood walnut floors, double crown moulding, recessed pot lighting, and 9' flat ceilings on every level. The gourmet kitchen is a chef's dream, featuring granite countertops, ash shaker-style cabinetry, and high-end Frigidaire Gallery stainless steel appliances, including a gas stove and a drawer microwave + corner pantry. The inviting living room centers around a beautiful gas fireplace with a deep mantle and custom-built-ins, and flows seamlessly onto a large south-facing deck with a gas BBQ hookup, perfect for entertaining. The main floor is complete with a half bathroom and laundry room. Upstairs, the oversized primary retreat features a vaulted ceiling, wainscoting, dual closets, and a spa-inspired 5-piece ensuite with a soaker tub and separate shower. A generous second primary bedroom with a walk-in closet and its own 4-piece ensuite completes the upper level. The professionally finished basement, designed by City Core/William Blake Homes, is an entertainer's haven with 9' ceilings, a custom media/family room, stunning built-in cabinetry, a linear gas fireplace with remote heat control, full surround sound wiring, and oversized windows for natural light. A third bedroom with a 3-piece spa-like ensuite offers flexibility for guests or a private home office. Additional upgrades include: - New central A/C (2024 - \$7,400 investment) - High-efficiency furnace - Wired for sound throughout -

Custom closet organizers in all 3 bedrooms - Professional media setup with dedicated electrical circuits and conduit for flexible wiring. Outside you have your own private deck with Southern exposures and access to your single detached garage. There's also a shared parking pad. This home is the perfect blend of quality, comfort, and sophistication in a prime location. A must-see for those seeking an upscale inner-city lifestyle.