



**2630 4 Avenue NW  
Calgary, Alberta**

**MLS # A2295794**



**\$1,050,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,895 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Interior Lot, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Skylight(s), Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to this beautifully appointed South facing home in the highly sought after community of West Hillhurst, where inner city living meets nature and convenience. Perfectly situated just steps from the Karl Baker Off-Leash Dog Park, Helicopter Park, the scenic Bow River pathway system, and Foothills Hospital, this home also offers quick access to trendy Kensington, exceptional dining, and Calgary's vibrant downtown core. As you walk up the beautifully landscaped front, you'll notice a charming outdoor sitting area creating an inviting space to relax and greet passing neighbours. Inside, the main floor showcases rich hardwood flooring and a thoughtfully designed open concept layout. A bright front den/living room features a stunning two-way gas fireplace that seamlessly connects to the dining area and kitchen, ideal for both everyday living and entertaining. The kitchen is a culinary delight, complete with a central island, raised breakfast bar, prep sink, granite countertops, and an abundance of white shaker cabinetry, including elegant glass front display cabinets. Superior appliances include a gas cooktop and built-in oven. A functional mudroom leads to a convenient 2pc bathroom and provides access to the rear patio and double detached garage. A graceful curved staircase leads to the upper level, where vaulted ceilings and a skylight create an airy, light filled ambiance. This level offers three generously sized bedrooms, a full bathroom, and convenient stacked laundry. The spacious primary retreat is a true highlight, featuring a private front balcony where you can enjoy morning coffee or unwinding with a book, along with room for a sitting area. The luxurious 5pc ensuite includes a soaker tub, separate shower, and a custom walk-in closet. The fully developed lower level offers even more living space, with durable laminate flooring, a large

recreation room with built-in bookshelves, a bar area with sink, and oversized windows that bring in plenty of natural light. A dedicated media room with a full wall of storage and a 3pc bathroom completes this level. Step outside to the rear patio, an ideal setting to host friends and family or simply relax and enjoy your own private oasis. This exceptional home combines style, comfort, and an unbeatable location making it perfect for professionals, families, and anyone looking to experience the best of inner city Calgary living.