



2316 9 Avenue NW
Calgary, Alberta

MLS # A2143561



\$1,399,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,443 sq.ft.	Age:	1954 (70 yrs old)
Beds:	4	Baths:	4
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Post & Beam, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the inner city community of "West Hillhurst" ,we offer you a brand new luxurious bungalow on a tree lined street and kids park right across your back alley, with 2400+ square feet of living space including 4 bedrooms(2 masters) 4 washrooms, 10 feet main floor ceiling height, beautiful kitchen with a huge island and stainless steel KITCHENAID appliances ,mudrooms, rec room , custom tv unit with electric fireplace, heated washroom floors(all 4 Washrooms), engineered hardwood flooring, stunning light fixtures, inbuilt speakers, and security cameras with monitoring system, triple detached garage secured with an automated gate (ready to install EV charger), central AC and the list goes on and on and on.This house was brought down to the foundation and new built on existing foundation including new framing, new roof along with trusses, new electrical, new plumbing, new drywalls, new insulation, new kitchen, new washrooms ,new flooring, new carpet, new hardie board exterior ,new triple detached garage connected with a massive deck, new washrooms, new kitchen, new doors and windows, new furnace and the list goes on and on and on. Come fall in love with this masterpiece. Do not forget to Check out 3D tour.