



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2642 4 Avenue NW**  
**Calgary, Alberta**

**MLS # A2211048**



**\$998,888**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | West Hillhurst   |               |                   |
| <b>Type:</b>     | Residential/Duplex   |               |                   |
| <b>Style:</b>    | 2 and Half Storey, Attached-Side by Side                                   |               |                   |
| <b>Size:</b>     | 2,351 sq.ft.   | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 4  | <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, Interior Lot, Landscaped, Lawn, Level, Rectangular L |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | n/a   |                   |      |

Welcome to this beautifully designed 2.5 storey home by renowned architect Marvin Dejong, nestled on a quiet, tree-lined street in sought-after West Hillhurst. Upon entering, you are greeted by a spacious foyer with elegant marble tile flooring leading up to a versatile front flex room, perfect as a formal living room or dining space. New flooring has been thoughtfully installed throughout the main and upper levels, featuring a striking chevron pattern on the main floor and continuing into the primary bedroom for a cohesive, luxurious feel. Custom built-ins and exquisite millwork add a sense of modern refinement throughout the home. The open concept kitchen is designed for effortless entertaining, overlooking the dining area and family room. It showcases an abundance of custom mahogany cabinetry, sleek quartz countertops, and premium stainless steel appliances. Anchoring the family room is a stunning marble surround gas fireplace, with direct access to the newer composite deck; ideal for indoor-outdoor living. Upstairs, the second floor offers three generously sized bedrooms, a full bathroom, and a convenient laundry room. The private primary retreat is a true highlight, featuring vaulted ceilings, a custom walk-in closet, and a spa-inspired 5pc ensuite with a soaker tub and separate glass shower. A rare third floor loft provides an exceptional flex space, ideal for a home office, playroom, gym, or art studio — maximizing your living options. The fully finished basement presents a spacious recreation room with a built-in media centre, a fourth bedroom, a full bathroom, abundant storage, and a cold room that is perfect for use as a wine cellar. Outside, the backyard retreat features a large patio with space for a fire pit, creating an inviting spot to relax and unwind. A pergola covered dining area offers the perfect setting for al fresco meals and entertaining. The

detached double garage is finished with insulation, drywall, and durable epoxy flooring. Refined touches throughout the home include Kolbe + Kolbe windows, Hunter Douglas blinds throughout, solid core doors, and an ICF concrete dividing wall that ensures enhanced soundproofing and peace. Notable updates include a new roof and gutters, new flooring, updated countertops and backsplash, lighting, refrigerator, kitchen sink and faucet, and the addition of a Moen leak detection system for added peace of mind. Ideally located just steps from Helicopter Park, excellent schools, and the Bow River pathway system, this exceptional home offers outstanding quality, craftsmanship, and value in one of Calgary's most desirable communities.