



1755 2 Avenue Calgary Alberta

\$2,350,000

You'll absolutely love your new LUXURY DETACHED home in the most idyllic location in Hillhurst! Across from a green space , you're on a quiet street with a SOUTH BACKYARD, surrounded by fantastic neighbours and other modern infills, with everything you need within a 5-min walk, drive, or bike ride to your new beautiful home. The Bow River and its pathway system are a couple of blocks South, everyone's favourite Made by Marcus is to the West (along with iyycburg, Dairyland Cafe, and The Lodge at 1918), West Hillhurst Community Centre & Outdoor Pool is a block North for those hot summer days, and everything that Kensington has to offer is a straight shot to the East! Plus venture out for other shopping & amenity options along 14th Street or Memorial Drive. This home's highly desirable Hillhurst location is only enhanced by its fantastic curb appeal & thoughtful layout, starting with the exclusive STONE EXTERIOR and front patio. The front foyer offers stunning views across the spacious & open main floor, with 10-ft ceilings and engineered oak hardwood floors with inset tiles. The front great room centres on a gas fireplace w/ stone surround and ceiling-height windows for lots of natural light. The welcoming & grand kitchen sits in the centre of the home, with thoughtfully placed cabinetry & designer touches you'll love! An oversized island w/ quartz countertop is perfect for eating & cooking, while tons of upper & lower cabinetry create endless storage options, with built-in millwork under the stairs to be used as a pantry area with coffee station & custom wine display. The upgraded stainless steel appliance package only highlights this modern space with a 48" gas range, custom-panelled fridge & dishwasher, and wine fridge. The rear dining room enjoys French panelled walls, a curved built-in buffet, and direct access to the back deck - perfect for BBQing and weeknight...

Bedroom 11.83 Ft x 10.83 Ft

Exercise room 12.83 Ft x 12.67 Ft

Recreational, Games room 20.25 Ft x 15.83 Ft

Office 10.33 Ft x 6.25 Ft

4pc Bathroom Measurements not available

Living room 20.75 Ft x 14.08 Ft

2pc Bathroom Measurements not available

Primary Bedroom 17.83 Ft x 12.50 Ft

Bedroom 10.33 Ft x 10.00 Ft

Bedroom 11.83 Ft x 10.00 Ft

Laundry room 8.33 Ft x 8.00 Ft

4pc Bathroom Measurements not available

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Listing Presented By:



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See

Mirror

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Kitchen 19.67 Ft x 16.08 Ft

5pc Bathroom Measurements not available

Dining room 18.58 Ft x 14.50 Ft