



## 2109 4 Avenue Calgary Alberta

\$635,000

Inner city living at its finest! Welcome to this 3 bedroom above grade townhome with a fully developed basement, your own parking spot in the detached garage and South facing rear deck in the vibrant community of West Hillhurst. Stroll along the treed lined streets, surrounded by parks, paths, commercial amenities with transit close by to access downtown by bus, car or bike. Located on the backside of the 4 plex enter into painted ceilings wrapped in upper crown molding a tiled front foyer and 2-piece bath. Original hardwood floors stretch throughout the main level from the side kitchen boasting a plethora of classic white cabinetry, newer slide in stove and Bosch dishwasher and plenty of prep space. Entertain with ease off the dining area and step down into the full width lifestyle room complete with a focal corner gas fireplace a full wall of windows and a dual patio swing door to your sunny outdoor deck with a front and back phantom screen. The upper plan has room for all with 2 kids or guest bedrooms a rear primary suite home to a 5-piece en-suite/upper bath with a skylight, his and her sinks, separate shower and a room large enough for a king size bed and added bedroom furniture. The fully developed basement offers added storage space in the utility room, the home's full-size laundry set with a newer dryer central recreation room a 2nd full 4-piece bath and flex room with a generous size walk in storage closet. All this in a well-managed building presents the lifestyle, home and plan suited for today's modern professional. (id:6769)

Furnace 12.25 Ft x 8.50 Ft

Recreational, Games room 19.58 Ft x 11.58 Ft

Other 13.92 Ft x 12.08 Ft

4pc Bathroom 4.83 Ft x 7.75 Ft

Other 8.25 Ft x 4.00 Ft

2pc Bathroom 3.00 Ft x 6.00 Ft

Kitchen 9.58 Ft x 13.83 Ft

Living room 20.17 Ft x 14.92 Ft

Dining room 10.50 Ft x 11.92 Ft

5pc Bathroom 7.67 Ft x 16.08 Ft

Bedroom 12.83 Ft x 9.25 Ft

Bedroom 8.58 Ft x 9.25 Ft

Primary Bedroom 12.00 Ft x 13.42 Ft

Other 7.67 Ft x 6.08 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

<http://jameshomes.ca>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)