



# 2124 9 Avenue Calgary Alberta

\$3,000,000

Quick possession available. Incredibly located, this artfully curated 5 level split is perched upon the prestigious hillside landscape of West Hillhurst capturing the stunning view of Calgary's downtown. This executive residence is the height of luxury living, with its timeless modern exterior, a perfect composition of smooth stucco, rich wood panels and sleek architectural glass. Meticulous attention to design details is evident the moment you enter the front foyer with its enticing views of the home's thoughtfully composed architectural elements. Enter the impressive great room with its statement ultra lux fireplace, soaring ceilings and full height windows. The elegant dining room has a visual richness that sets the stage for memorable gatherings with the warmth of the chic modern fireplace and the glow of the stunning Darklight Design 'Bocci' chandelier. Your gourmet kitchen is designed for hosting with its extra large kitchen island with seating. The top of the line appliances are a chef's dream, with integrated Sub-Zero refrigerator and wine cooler, Wolf 6 burner gas cooktop and double wall oven, and integrated Miele dishwasher. Open the full height Nana Wall accordion windows off the living room to seamlessly extend your living space outside. An entertainers dream outdoor living space is the beautifully lit up low maintenance Zen garden hillside landscape with multiple seating areas including two lounge seating areas one with fireplace, two dining areas and a cooking area. Upstairs the primary suite offers a private sanctuary including a spacious bedroom with fireplace, with lounge seating, cashmere blackout drapes and built-in king bed with side tables. The adjacent lounge area has a private balcony with views of downtown. Your spa like ensuite bathroom with skylights has dual sinks, a luxurious two person soaker tub and steam shower. Pamper yourself with ...

Great room 22.42 Ft x 16.50 Ft

Dining room 19.08 Ft x 18.42 Ft

2pc Bathroom 8.08 Ft x 2.92 Ft

Other 21.00 Ft x 13.17 Ft

Living room 20.42 Ft x 19.92 Ft

Primary Bedroom 20.42 Ft x 14.75 Ft

4pc Bathroom 12.50 Ft x 5.17 Ft

Bedroom 16.58 Ft x 12.67 Ft

Other 13.08 Ft x 11.67 Ft

Storage 26.83 Ft x 12.50 Ft

Storage 7.67 Ft x 3.00 Ft

Furnace 11.25 Ft x 9.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Den 20.42 Ft x 9.75 Ft

5pc Bathroom 22.92 Ft x 9.50 Ft

Other 16.08 Ft x 15.58 Ft

Bedroom 16.08 Ft x 13.00 Ft

Recreational, Games room 27.33 Ft x 12.50 Ft

Other 8.67 Ft x 7.08 Ft

3pc Bathroom 8.00 Ft x 6.67 Ft