



# 2528 2 Avenue Calgary Alberta

\$1,260,000

Welcome to your dream home nestled in the heart of West Hillhurst, Calgary. This stunning duplex features numerous upgrades and high quality finishes, making it a true gem in this coveted neighborhood. Step into this spacious residence and be captivated by the elegant design and thoughtful layout. With 5 generous bedrooms and 4.5 luxurious bathrooms, this home is perfect for families and those who love to entertain. Spread across three impressive floors plus a full basement, there's plenty of room for everyone. The main floor boasts a stylish kitchen with peninsula and island seating, high-quality appliances, quartz countertops, and ample storage—a culinary enthusiast's dream! The kitchen flows seamlessly into the living room, where full-length windows offer a picturesque view of the landscaped backyard. Cozy up by the gas fireplace during the colder months. Adjacent is a formal dining room framed with a picture window, and a convenient 2-piece bathroom, making entertaining a breeze. On the second floor, the primary bedroom is a private retreat with a large walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub and steam shower. Two additional bedrooms share a 4-piece bathroom, and the laundry room on this level makes chores a breeze. The third floor adds versatility with another family room, additional primary bedroom with a walk-in closet, and a 4-piece ensuite. The basement is an entertainer's paradise, with a spacious rec area, another gas fireplace, a wet bar, a fifth bedroom with a walk-in closet, and a 3-piece bathroom. Outside, the sun-drenched backyard is perfect for both relaxation and entertaining, featuring a beautiful patio dining area, an outdoor living space anchored by a cozy fireplace, and a charming planter garden. The detached double garage is insulated and wired for 220 Amps, with skylights that flood the space with natural light...

- Bedroom 12.75 Ft x 9.83 Ft
- Bedroom 10.83 Ft x 9.75 Ft
- Laundry room 6.25 Ft x 6.17 Ft
- 4pc Bathroom 8.00 Ft x 8.17 Ft
- 5pc Bathroom 17.42 Ft x 8.17 Ft
- Primary Bedroom 17.42 Ft x 13.17 Ft

- 3pc Bathroom 9.83 Ft x 5.25 Ft
- Bedroom 11.83 Ft x 13.92 Ft
- Furnace 8.08 Ft x 8.42 Ft
- Recreational, Games room 23.58 Ft x 19.58 Ft
- Foyer 7.92 Ft x 6.83 Ft
- Dining room 9.92 Ft x 13.00 Ft

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Listing Presented By:



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See

### Mirror

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Other 5.50 Ft x 8.25 Ft

Bedroom 16.25 Ft x 13.83 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Loft 27.58 Ft x 19.83 Ft

2pc Bathroom 4.92 Ft x 5.92 Ft

Kitchen 20.00 Ft x 13.25 Ft

Living room 15.33 Ft x 19.92 Ft