



## 2234 1 Avenue Calgary Alberta

\$1,499,900

6 BEDROOMS + DEN + BONUS ROOM | 7.5 BATHROOMS | FRONT FACING BALCONY | 2 BEDROOM LEGAL SUITE + 2 FULL BATHROOMS | 25 x 130 LOT | This newly built 3-storey home in West Hillhurst exemplifies the height of modern living, blending stunning design with exceptional functionality. Located in one of Calgary's most desirable neighborhoods, it offers easy access to a wide range of amenities and natural attractions, providing residents with a life of convenience and comfort. Inspired by the timeless architecture of New York City, the home's exterior features a sophisticated mix of materials, including Hardie board and brick accents, creating an elegant urban look. This thoughtful elevation design not only enhances curb appeal but also sets the stage for the luxurious interiors. Upon entering, you'll immediately feel the grandeur of the space, with soaring 10-foot ceilings on the main floor that amplify the sense of openness and light. The open-concept floor plan connects the dining area and kitchen seamlessly, where tall cabinets extend to the ceiling, offering ample storage. A stunning 12-foot island anchors the space, serving as both a focal point and a functional hub. The kitchen also boasts built-in appliances and a second pantry conveniently located near the island, combining style and practicality. A custom-designed den provides a peaceful retreat for work or leisure, while the living room, centered around a cozy fireplace, invites intimate gatherings. Behind the fireplace, you'll find a well-appointed mudroom and a convenient 2-piece bathroom, catering to everyday needs. On the second level, you'll find three spacious bedrooms, each with its own ensuite bathroom. The master suite is a true haven, featuring a luxurious 5-piece ensuite with a standalone tub, a roomy standing shower with a bench, and the option to add a steam shower in the future. A thoughtfully designed l...

Family room 10.83 Ft x 15.17 Ft

Bedroom 11.00 Ft x 10.08 Ft

4pc Bathroom Measurements not available

Bedroom 12.92 Ft x 10.00 Ft

4pc Bathroom Measurements not available

Living room 16.00 Ft x 13.00 Ft

Dining room 10.50 Ft x 13.42 Ft

Kitchen 15.33 Ft x 10.50 Ft

Den 7.00 Ft x 6.67 Ft

Living room 16.00 Ft x 13.00 Ft

Primary Bedroom 20.67 Ft x 13.17 Ft

5pc Bathroom Measurements not available

Bedroom 13.00 Ft x 10.33 Ft

4pc Bathroom Measurements not available

Bedroom 14.75 Ft x 12.00 Ft

4pc Bathroom Measurements not available

Bonus Room 27.58 Ft x 20.08 Ft

Bedroom 10.00 Ft x 11.58 Ft

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Listing Presented By:



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**RE/MAX**

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(CENTRAL)**

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