



2520 2 Avenue Calgary Alberta

\$1,260,000

Welcome to your dream home in the heart of sought-after West Hillhurst, where EXECUTIVE living meets modern luxury—just steps from the Bow River pathways and nestled on a quiet street in one of Calgary's most desirable communities. From the moment you step inside, pride of ownership radiates from every inch of this exceptional home, boasting top-tier craftsmanship, high-end finishings, and a rare, highly functional layout that perfectly balances style and practicality. Perfect for PROFESSIONALS, the main floor is nothing short of exquisite. An inviting living room welcomes you with soaring ceilings and a stunning floor-to-ceiling stone fireplace—a statement piece that's also double-sided, casting its glow into the elegant dining room. Perfectly designed for ENTERTAINING and intimate evenings alike, the dining area opens into your chef-inspired kitchen. Outfitted with crisp white custom cabinetry, an elite appliance package, dazzling granite countertops, rich tile backsplash, and designer lighting, this kitchen is both luxurious and functional. A spacious island provides the ultimate gathering space—whether for entertaining guests or enjoying a quiet morning coffee. Tucked behind the kitchen is a well-designed mudroom with built-in lockers and a sleek powder room, keeping everything organized and refined. Head upstairs and you'll discover not one, but two primary suites, making this home truly unique. The front-facing primary bedroom is bathed in natural light, featuring a walk-in closet with custom built-ins and a spa-like 5-piece ensuite complete with dual vanities, a soaker tub, a steam shower, and heated floors—your personal sanctuary after a long day. The second bedroom also offers a walk-in closet and its own 4-piece ensuite, ideal for guests or family. Between both rooms is a thoughtfully appointed laundry room, complete with sink and cabinetry—because con...

4pc Bathroom 7.75 Ft x 4.92 Ft

5pc Bathroom 14.42 Ft x 9.67 Ft

Bedroom 11.67 Ft x 14.08 Ft

Laundry room 4.92 Ft x 8.67 Ft

Primary Bedroom 19.83 Ft x 16.67 Ft

Other 7.17 Ft x 11.25 Ft

4pc Bathroom 5.92 Ft x 7.92 Ft

Other 10.08 Ft x 4.50 Ft

Bedroom 12.83 Ft x 15.58 Ft

Recreational, Games room 19.17 Ft x 27.42 Ft

Furnace 8.67 Ft x 10.67 Ft

Other 5.83 Ft x 9.17 Ft

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Other 7.67 Ft x 7.33 Ft

4pc Bathroom 8.17 Ft x 9.58 Ft

Bedroom 19.83 Ft x 28.42 Ft

Other 11.17 Ft x 9.75 Ft

2pc Bathroom 6.75 Ft x 4.75 Ft

Dining room 16.17 Ft x 10.00 Ft

Kitchen 13.67 Ft x 16.75 Ft