



## 2124 9 Avenue Calgary Alberta

\$2,825,000

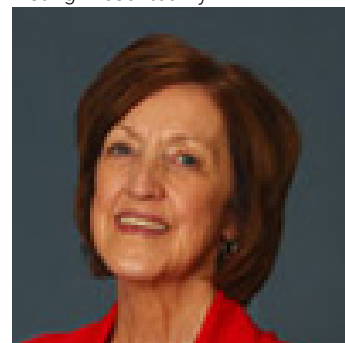
Nestled on the coveted hillside of West Hillhurst, this remarkable residence is a triumph of modern luxury designed by renowned architect, John Brown. The exterior flawlessly integrates smooth stucco, rich wood panels, and sleek architectural glass. As you enter the elegant foyer you are immediately struck by the exquisite design and artistry, with each element carefully selected to create a seamless sense of connection throughout the home. With 4,302 square feet of living quarters spread over five thoughtfully planned levels, this home is brimming with unique architectural features. High end finishes and materials grace the home, with warm walnut hardwood floors and cabinetry, a stunning open-riser staircase, and designer lighting that sets a sophisticated tone throughout. Skylights and soaring ceilings ensure that every room is bathed in natural light. The heart of the home features an elegant dining room, where Darklight Design's Bocci lighting creates the perfect atmosphere for special occasions. The elegant living room is anchored by a chic gas fireplace and full-height windows with remote-control shades. The next level houses a contemporary kitchen, complete with top-of-the-line Wolf and Sub-Zero appliances, a walk-in pantry, and built-in dining nook. Just off the kitchen, the family room opens up to the mahogany patio with NanaWall accordion windows, seamlessly connecting indoor and outdoor living spaces. Retreat to your private primary suite, a serene sanctuary featuring a spacious bedroom with a cozy fireplace, cashmere blackout drapes, and a custom-built king bed with side tables. The adjacent bedroom lounge opens on to a private balcony with lovely downtown views. Your ensuite bathroom is a spa-like retreat, boasting dual sinks, an enclosed toilet with bidet, a luxurious two-person soaker tub, and a relaxing steam shower. You'll also find an elegant bespoke...

Great room 22.42 Ft x 16.50 Ft  
2pc Bathroom 8.08 Ft x 2.92 Ft  
Dining room 19.08 Ft x 18.42 Ft  
Living room 20.42 Ft x 19.92 Ft  
Other 21.00 Ft x 13.17 Ft  
Den 20.42 Ft x 9.75 Ft  
Primary Bedroom 20.42 Ft x 14.75 Ft  
5pc Bathroom 22.92 Ft x 9.50 Ft

Other 16.08 Ft x 15.58 Ft  
4pc Bathroom 12.50 Ft x 5.17 Ft  
Bedroom 16.58 Ft x 12.67 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  
Bedroom 15.17 Ft x 11.92 Ft  
3pc Bathroom 8.00 Ft x 6.67 Ft

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