



## 2210 4 Avenue Calgary Alberta

\$1,249,000

Welcome to this stunning new infill property, where modern elegance meets comfort and convenience. This detached home is a true gem, offering a spacious and functional layout designed for contemporary living. With over 3,000 square feet of living space, this home offers room for your family to grow and thrive. The main floor features an open concept design with beautiful hardwood flooring that enhances the sense of space and light. Whether you're entertaining guests or enjoying a quiet evening at home, this versatile layout has you covered. Upstairs, you'll find three generously sized bedrooms, each with warm carpeting for added comfort. The primary suite boasts a private en-suite bathroom with double vanity and soaking tub, providing a peaceful retreat after a long day. Additionally, there's a jack and jill bathroom on this level for the convenience of the other two bedrooms. The basement is fully finished and includes a fourth bedroom, making it an ideal space for guests or a workout space. This property comes with a rough-in for air conditioning and a double detached garage ensuring your comfort in all seasons. Don't miss the opportunity to make this beautiful home your own. Book your showing today! (id:6769)

Recreational, Games room 8.50 Ft x 7.00 Ft	2pc Bathroom .00 Ft x .00 Ft
Exercise room 8.50 Ft x 7.00 Ft	Laundry room 4.33 Ft x 6.00 Ft
Bedroom 15.00 Ft x 12.00 Ft	Primary Bedroom 14.00 Ft x 12.75 Ft
3pc Bathroom .00 Ft x .00 Ft	Bedroom 12.00 Ft x 10.50 Ft
Kitchen 14.00 Ft x 18.00 Ft	Bedroom 9.00 Ft x 14.50 Ft
Dining room 10.00 Ft x 14.00 Ft	5pc Bathroom .00 Ft x .00 Ft
Living room 11.00 Ft x 15.00 Ft	5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.infillhub.com/>



**REALTY**

**CIR**

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca