



# 2530 4 Avenue Calgary Alberta

\$1,099,997

Enjoy luxurious living close to local amenities and beautiful outdoor spaces in WEST HILLHURST! This stunning SOUTH-FACING SEMI-DETACHED infill is located in a great community with lots of developed living space inside, including a SPACIOUS 1-BED LEGAL LOWER SUITE (subject to permits & approvals by the city)! With an amazing layout & premium finishes, you'll discover a beautiful blend of both a stylish and functional lifestyle. This home features several upgrades, including 10-ft ceilings on the main level, engineered hardwood flooring on the main and upper levels, a fully-developed basement w/ a secure entrance, quartz countertops, custom cabinetry w/ soft-close hardware, and designer tile backsplash. The main floor boasts large primary living spaces, including a bright front dining/flex room, a large central kitchen with an oversized island w/ bar seating, ceiling-height custom cabinetry, and built-in pantry & coffee station. The large rear living room is finished w/ an inset gas fireplace w/ modern full-height surround, built-in millwork, and large windows overlooking the back patio - perfect for family gatherings! A rear mudroom hosts a bench with hooks, with direct access to the double detached garage out back and an elegant, private powder room. Upstairs, you're greeted w/ 9-ft ceilings and hardwood floors, leading you into the two secondary bedrooms w/ built-in closets, a spacious laundry room w/ tile floor and laundry sink, and a main 4-pc bathroom w/ modern vanity w/ storage and a tub/shower combo w/ full-height tile surround. The primary suite features a soaring vaulted ceiling, multiple tall South windows for tons of natural light, and a large walk-in closet w/ built-in storage. The 5-pc ensuite shows off with its own vaulted ceiling, heated tile floors, a glass shower w/ full-height tile, a free-standing tub, a modern vanity, dual under-mount sinks, an...

Bedroom 10.00 Ft x 11.00 Ft

Kitchen 10.67 Ft x 14.67 Ft

Recreational, Games room 10.00 Ft x 11.83 Ft

Laundry room 4.00 Ft x 3.42 Ft

4pc Bathroom Measurements not available

Living room 11.83 Ft x 16.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 11.00 Ft x 12.00 Ft

Other 6.67 Ft x 9.50 Ft

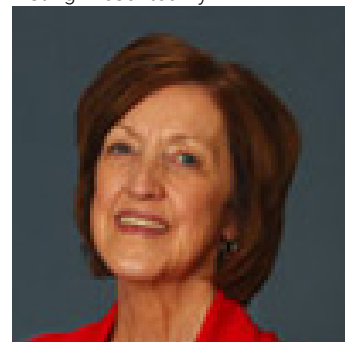
Bedroom 10.33 Ft x 10.00 Ft

Bedroom 9.00 Ft x 10.00 Ft

Laundry room 8.67 Ft x 5.50 Ft

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Listing Presented By:



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CIR

REALTY

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Dining room 11.00 Ft x 12.00 Ft

Kitchen 12.50 Ft x 16.00 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available