



## 2123 4 Avenue Calgary Alberta

\$525,000

\*Open House Sunday August 25th 12-3PM\* Are you searching for the ideal starter home in one of Calgary's most sought-after inner-city communities? Your search ends here! Nestled in the serene, tree-lined streets of West Hillhurst, this stunning 3-bedroom, south-facing townhome offers the perfect blend of urban convenience and tranquil living. Imagine waking up every morning just steps away from top-rated schools, lush parks, the river, and a wealth of amenities. Enjoy all four seasons with the vibrant Kensington district just a short walk away--offering trendy shops, gourmet restaurants, and a lively atmosphere--yet retreat to your peaceful oasis in a quiet, mature setting. Step inside and be captivated by the bright, open-concept design featuring a stylish walk-through kitchen. The kitchen boasts rich stained maple cabinets, sleek stainless steel appliances, and modern fixtures that make meal prep a pleasure. With 1142 square feet of thoughtfully designed living space, this home has it all--an inviting primary bedroom, two additional bedrooms, 2 baths, and a main floor home office or den. Outdoor enthusiasts will appreciate the private, grassy backyard and the balcony off the dining room, perfect for soaking up the sun or enjoying a quiet evening. The ground-level patio deck is an ideal spot for entertaining guests. Plus, with your own single detached, titled garage, in-suite storage, and lower-level laundry, convenience is at your fingertips. This prime West Hillhurst location offers unbeatable access to downtown Calgary, parks, playgrounds, and the vibrant Kensington community. Don't miss your chance to call this exceptional property your new home. Schedule your viewing today and experience the best of inner-city living! Note: Bedrooms located below grade. (id:6769)

4pc Bathroom 6.00 Ft x 6.83 Ft

Bedroom 8.83 Ft x 9.42 Ft

Bedroom 9.50 Ft x 10.08 Ft

Primary Bedroom 8.83 Ft x 13.25 Ft

Other 6.50 Ft x 11.42 Ft

Den 7.50 Ft x 5.75 Ft

2pc Bathroom 7.50 Ft x 4.75 Ft

Living room 10.92 Ft x 19.00 Ft

Kitchen 8.00 Ft x 14.33 Ft

Dining room 9.17 Ft x 8.50 Ft

Other 3.67 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:  
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