



## 2411 2 Avenue Calgary Alberta

\$750,000

Spectacular West Hillhurst Townhome | 2,330 SqFt of Developed Living Space Designed by award-winning architect John Hadden, this exceptional residence combines timeless design with modern luxury in one of Calgary's most desirable inner-city communities. Tucked away in a quiet location, the home showcases thoughtful craftsmanship and refined details from the moment you step inside. The bright and spacious layout showcases exotic tigerwood walnut floors, double crown moulding, recessed pot lighting, and 9' flat ceilings on every level. The gourmet kitchen is a chef's dream, featuring granite countertops, ash shaker-style cabinetry, and high-end Frigidaire Gallery stainless steel appliances, including a gas stove and a drawer microwave + corner pantry. The inviting living room centers around a beautiful gas fireplace with a deep mantle and custom-built-ins, and flows seamlessly onto a large south-facing deck with a gas BBQ hookup, perfect for entertaining. The main floor is complete with a half bathroom and laundry room. Upstairs, the oversized primary retreat features a vaulted ceiling, wainscoting, dual closets, and a spa-inspired 5-piece ensuite with a soaker tub and separate shower. A generous second primary bedroom with a walk-in closet and its own 4-piece ensuite completes the upper level. The professionally finished basement, designed by City Core/William Blake Homes, is an entertainer's haven with 9' ceilings, a custom media/family room, stunning built-in cabinetry, a linear gas fireplace with remote heat control, full surround sound wiring, and oversized windows for natural light. A third bedroom with a 3-piece spa-like ensuite offers flexibility for guests or a private home office. Additional upgrades include: - New central A/C (2024 - \$7,400 investment) - High-efficiency furnace - Wired for sound throughout - Custom closet organizers in all 3 bedrooms - Prof...

Family room 14.58 Ft x 19.92 Ft

Bedroom 10.83 Ft x 12.17 Ft

Storage 3.75 Ft x 4.17 Ft

Furnace 4.33 Ft x 14.17 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 10.92 Ft x 12.42 Ft

Dining room 11.00 Ft x 11.00 Ft

Laundry room 5.58 Ft x 5.92 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 14.00 Ft x 15.00 Ft

Primary Bedroom 10.25 Ft x 15.25 Ft

4pc Bathroom .00 Ft x .00 Ft

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Living room 14.00 Ft x 16.00 Ft

5pc Bathroom .00 Ft x .00 Ft

Other 4.75 Ft x 4.75 Ft