



# 2522 4 Avenue Calgary Alberta

\$1,099,000

Welcome to West Hillhurst, where luxurious inner-city living meets style, comfort, and convenience! This beautiful south-facing semi-detached home will be move-in ready by March 2025, offering a modern lifestyle with A FULLY DEVELOPED LEGAL BASEMENT SUITE (subject to city approvals) for extra rental income or multi-generational living. HERE'S YOUR CHANCE TO BEAT THE SPRING MARKET MADNESS! Secure this home early and gain the opportunity to customize some of the finishings to make it feel like your own. Step inside to find 10-FT CEILINGS on the main floor, ENGINEERED HARDWOOD FLOORING, and an OPEN-CONCEPT DESIGN that's perfect for entertaining. The BRIGHT FRONT DINING AREA flows into a CHEF-INSPIRED KITCHEN and a spacious living room with large windows overlooking the back patio. The kitchen is a standout, featuring a MASSIVE 12-FOOT ISLAND with bar seating, QUARTZ COUNTERTOPS, CUSTOM CABINETRY, and a BUILT-IN STORAGE WALL for added functionality. In the living room, cozy up by the MODERN GAS FIREPLACE with FLOOR-TO-CEILING BUILT-INS, while natural light pours in from the oversized windows. A REAR MUDROOM with bench seating and hooks keeps things organized, offering direct access to the DOUBLE DETACHED GARAGE, which is EV-READY for future-proofing your home. A PRIVATE POWDER ROOM rounds out the main floor. Upstairs, 10-FT CEILINGS and hardwood flooring continue, leading to TWO GENEROUS SECONDARY BEDROOMS with custom closets, a 4-PIECE BATHROOM, and a spacious LAUNDRY ROOM with a sink and storage. The PRIMARY SUITE is a peaceful retreat, featuring LARGE SOUTH-FACING WINDOWS, a WALK-IN CLOSET with built-ins, and a 5-PIECE ENSUITE with HEATED TILE FLOORS, a FREESTANDING SOAKER TUB, a GLASS SHOWER WITH STEAM ROUGH-IN, dual sinks, and a PRIVATE WATER CLOSET. The fully developed 2-bedroom basement suite (pending city approvals) includes a private side entrance, making it ideal for...

Furnace 5.75 Ft x 9.17 Ft  
 Kitchen 8.25 Ft x 7.08 Ft  
 Living room 9.42 Ft x 13.17 Ft  
 Laundry room 3.08 Ft x 3.17 Ft

Dining room 16.17 Ft x 12.17 Ft  
 2pc Bathroom 5.75 Ft x 5.25 Ft  
 Laundry room 5.08 Ft x 8.17 Ft  
 Primary Bedroom 12.00 Ft x 20.17 Ft

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Listing Presented By:



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Bedroom 9.17 Ft x 11.08 Ft

Bedroom 9.67 Ft x 11.67 Ft

3pc Bathroom 4.75 Ft x 6.58 Ft

Living room 10.75 Ft x 12.58 Ft

Kitchen 9.42 Ft x 16.42 Ft

Bedroom 8.50 Ft x 12.42 Ft

Bedroom 10.25 Ft x 12.08 Ft

5pc Bathroom 8.00 Ft x 14.42 Ft

3pc Bathroom 4.75 Ft x 8.17 Ft