



## 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 offers a modern lifestyle with A FULLY DEVELOPED LEGAL BASEMENT SUITE for extra rental income or multi-generational living. Step inside to find 10-FT CEILINGS on the both floors, ENGINEERED HARDWOOD FLOORING, and an OPEN-CONCEPT DESIGN that's perfect for entertaining. The BRIGHT FRONT DINING AREA flows seamlessly into a CHEF-INSPIRED KITCHEN and a spacious living room with oversized windows overlooking the back patio. The kitchen is a showstopper, boasting a MASSIVE 12-FOOT ISLAND with bar seating, QUARTZ COUNTERTOPS, CUSTOM CABINETRY, and a BUILT-IN STORAGE WALL for added function and style. In the living room, enjoy the MODERN GAS FIREPLACE with FLOOR-TO-CEILING BUILT-INS, all while natural light floods the space through large windows. A practical REAR MUDROOM with bench seating and hooks provides direct access to the DOUBLE DETACHED GARAGE, which is EV-READY for future convenience. A PRIVATE POWDER ROOM completes the main floor. Upstairs, continue to enjoy the 10-FT CEILINGS and hardwood flooring, leading to TWO SPACIOUS SECONDARY BEDROOMS with custom closets, a 4-PIECE BATHROOM, and a LAUNDRY ROOM complete with sink and storage. The PRIMARY SUITE is a true retreat with LARGE SOUTH-FACING WINDOWS, a WALK-IN CLOSET with built-ins, and a luxurious 5-PIECE ENSUITE featuring HEATED TILE FLOORS, a FREESTANDING SOAKER TUB, GLASS SHOWER WITH STEAM ROUGH-IN, dual sinks, and a PRIVATE WATER CLOSET. The fully developed 2-bedroom basement suite includes a PRIVATE SIDE ENTRANCE—ideal for generating rental income or for multi-generational living. It features a SPACIOUS BEDROOM, 4-PIECE BATHROOM, SEPARATE LAUNDRY, LIVING AREA WITH MEDIA CENTRE, and a U-SHAPED KITCHEN with quartz counters and full-height cabinetry. Located in one of Calga...

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