



## 2528 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 now MOVE-IN READY and 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)! 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 room, a large central kitchen with an oversized island w/ bar seating, ceiling-height custom cabinetry, and an eye-catching and useful full wall built-in cabinetry and counter space for storage and small appliances! 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 and steam rough-in, a free-standing tub, a modern vanity, dual under-mount sinks, and a separat...

Primary Bedroom 11.75 Ft x 10.83 Ft

Other 9.25 Ft x 6.50 Ft

Bedroom 10.25 Ft x 9.83 Ft

Bedroom 11.00 Ft x 8.83 Ft

Laundry room 7.25 Ft x 5.42 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Dining room 9.92 Ft x 7.25 Ft

Recreational, Games room 10.42 Ft x 10.25 Ft

4pc Bathroom 10.75 Ft x 6.67 Ft

Living room 13.75 Ft x 12.08 Ft

Kitchen 17.42 Ft x 13.17 Ft

Dining room 12.25 Ft x 10.83 Ft

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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

5pc Bathroom 15.33 Ft x 8.17 Ft

Bedroom 10.83 Ft x 9.42 Ft

Kitchen 10.58 Ft x 10.50 Ft

Other 6.00 Ft x 5.00 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft