



2720 4 Avenue Calgary Alberta

\$1,324,000

Step inside this beautifully designed modern farmhouse offering over 2,600 sq. ft. of developed living space in one of the city's most desirable inner-city locations. The open-concept main floor is perfect for entertaining, featuring 6" engineered hardwood, soaring ceilings, and an abundance of natural light. The chef-inspired kitchen boasts a large central island, quartz countertops, floor-to-ceiling cabinetry, and a premium gas range. A spacious living area with a gas fireplace and custom built-ins opens to the back deck with glass and metal railings for seamless indoor-outdoor living. Upstairs, you'll find three generous bedrooms, including a private primary retreat with a walk-in closet and spa-like ensuite featuring dual sinks, a freestanding soaker tub, and a separate shower. Two additional bedrooms share a stylish full bathroom, and a dedicated laundry room adds convenience to your daily routine. The fully finished basement offers a large family room with a wet bar, full bathroom, and a versatile fourth bedroom - ideal for guests or a home office. Additional highlights include roughed-in in-floor heating and high-quality finishes throughout. Nestled in the heart of West Hillhurst, this home offers more than just beautiful design, it's a lifestyle. Enjoy being steps from Helicopter Park and Bow River pathways, with easy access to Riley Park, West Hillhurst Community Association, and the vibrant shops and eateries of Kensington. Minutes to Foothills Medical Centre, Alberta Children's Hospital, top-rated schools, and just a quick commute to downtown. (id:6769)

Recreational, Games room 27.58 Ft x 15.00 Ft

Other 7.00 Ft x 5.00 Ft

Furnace 10.42 Ft x 5.67 Ft

Bedroom 15.00 Ft x 11.42 Ft

4pc Bathroom 8.83 Ft x 4.83 Ft

Kitchen 21.92 Ft x 10.92 Ft

Living room 12.92 Ft x 12.17 Ft

Dining room 10.00 Ft x 8.00 Ft

Foyer 8.58 Ft x 7.00 Ft

Other 8.33 Ft x 5.25 Ft

2pc Bathroom 5.33 Ft x 4.83 Ft

Primary Bedroom 13.58 Ft x 11.25 Ft

Other 11.58 Ft x 5.92 Ft

5pc Bathroom 15.92 Ft x 8.92 Ft

Bedroom 14.58 Ft x 9.83 Ft

Bedroom 12.58 Ft x 9.83 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Laundry room 6.83 Ft x 6.42 Ft

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Originally Listed by:
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