



## 2121 2 Avenue Calgary Alberta

\$1,824,900

Beautifully upgraded 3+1 bedroom family home with sunny south back yard on a tree-lined street in West Hillhurst, offering over 3600 sq ft of developed living space. The main level presents exquisite solid Bird's Eye maple hardwood floors, elegant crown moulding & is illuminated with recessed lights & posh light fixtures, showcasing a formal living room with custom floor to ceiling fireplace. An elegant formal dining room with Restoration Hardware rectangular chandelier has ample space to hold a large family gathering or dinner party. The kitchen is tastefully finished with granite counter tops, island/eating bar, Subway tile backsplash, top of the line appliances & bright breakfast nook with Louis Poulsen pendant light. Adjacent to the kitchen, the family room features a fireplace with distinctive tile surround, built-in cabinet & desk. Completing the main level is a convenient mudroom & 2 piece powder room with customized dog shower. Ascend the elegant staircase to the second level which hosts 3 bedrooms, a 5 piece main bath & separate laundry room with 2 washing machines, dryer, sink & tons of storage. The primary bedroom includes a Restoration Hardware light fixture, walk-in closet & gorgeous custom renovated 5 piece ensuite with in-floor heat, dual sinks, Kallista freestanding soaker tub, multi-port shower & fixtures. Basement development includes Vortex in-slab heating throughout, waterproof engineered hardwood floors, recreation/media room wired for surround sound speakers & wet bar with SubZero beverage centre, fourth bedroom with wood wall feature & 3 piece bath. A second laundry/utility room with additional washer & dryer is the finishing touch to the basement. Outside, the front yard has been professionally landscaped & the back yard oasis with professional landscaping has a brand-new PVC deck with cedar post & beam cladding, privacy screen, glass railin...

Media 20.42 Ft x 14.58 Ft

Furnace 24.08 Ft x 15.75 Ft

Cold room 6.33 Ft x 4.67 Ft

Storage 7.58 Ft x 6.25 Ft

Bedroom 12.83 Ft x 11.00 Ft

3pc Bathroom Measurements not available

Family room 16.33 Ft x 15.00 Ft

Foyer 11.17 Ft x 10.33 Ft

Other 7.92 Ft x 3.92 Ft

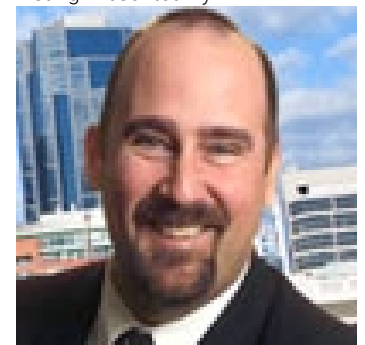
2pc Bathroom Measurements not available

Laundry room 11.75 Ft x 7.92 Ft

Primary Bedroom 15.42 Ft x 15.42 Ft

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Listing Presented By:



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**Kitchen** 14.42 Ft x 11.75 Ft  
**Dining room** 17.42 Ft x 12.08 Ft  
**Breakfast** 12.08 Ft x 9.25 Ft  
**Living room** 15.50 Ft x 15.33 Ft

**Bedroom** 16.00 Ft x 9.92 Ft  
**Bedroom** 13.58 Ft x 12.08 Ft  
**5pc Bathroom** Measurements not available