



## 2231 2 Avenue Calgary Alberta

\$1,545,000

Modern, calm, & thoughtfully composed. This brand WEST HILLHURT semi-detached home blends clean architecture w/ warm, natural finishes across THREE LEVELS, including a loft level w/ bonus area, bright bed/office, & balcony/ DOWNTOWN VIEWS, plus a fully developed LEGAL 2-BED LOWER SUITE (approved by the city). Step inside to a welcoming foyer w/ plenty of space to move around & manage shoes & coats, neatly stored in the built-in closet. A pocket office w/ a built-in desk provides a convenient spot for work-from-home tasks. The front dining area offers a quiet place for morning coffee & a lovely backdrop for family meals. The kitchen truly steals the show w/ the oversized island w/ seating for quick breakfasts, charcuterie nights, or laptop catch-ups. Cabinetry is full-height w/ lots of lower drawers for a modern vibe. The working wall keeps cookware & small appliances tucked away, while quartz surfaces read clean & durable. At the back, the family room is all about comfort. The gas fireplace w/ simple built-ins gives you space for art & books, while the layout makes TV viewing effortless. Sliding patio doors to the backyard floods the room w/ light & sets up easy indoor-outdoor living. The rear mudroom is exactly where you want it, fitted w/ custom storage & a bench so shoes, bags, & dog leashes have a home. A discreet powder room completes this level. Upstairs, the PRIMARY SUITE feels like a retreat at the end of the day. You get a true walk-in closet & an ensuite that checks every box: DOUBLE VANITY, an oversized shower, & a FREESTANDING TUB that actually invites a soak. The secondary bedrooms feature their own 4-pc ensuites & built-in closets giving families the flexibility they deserve. The LAUNDRY ROOM up here saves steps & keeps the main floor tidy. The loft level adds space to spread out across the home, w/ a bright & spacious bedroom or optional office w/ glass...

Primary Bedroom 13.50 Ft x 12.75 Ft

Other 9.17 Ft x 6.75 Ft

Bedroom 12.00 Ft x 9.92 Ft

Bedroom 11.58 Ft x 9.00 Ft

Laundry room 9.25 Ft x 5.50 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 13.00 Ft x 10.00 Ft

Bedroom 12.42 Ft x 10.42 Ft

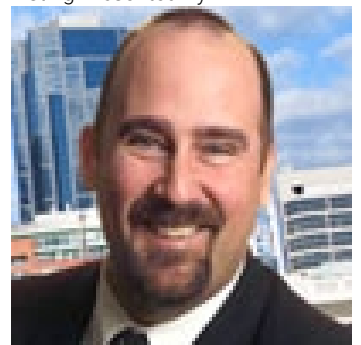
Kitchen 9.50 Ft x 8.42 Ft

Living room 15.17 Ft x 10.33 Ft

Laundry room 6.00 Ft x 6.00 Ft

a

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<https://innercityinfills.ca/>

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

5pc Bathroom Measurements not available  
4pc Bathroom Measurements not available  
Bonus Room 21.42 Ft x 20.08 Ft  
Bedroom 17.75 Ft x 11.58 Ft

4pc Bathroom Measurements not available  
4pc Bathroom Measurements not available  
Living room 16.33 Ft x 15.00 Ft