

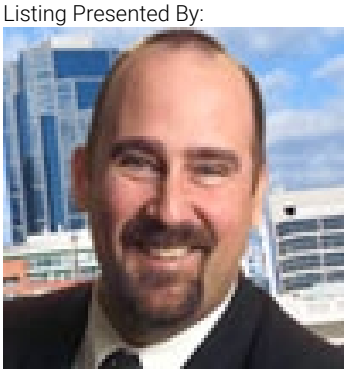
2233 2 Avenue Calgary Alberta

$1,535,000

* OPEN HOUSE | NOV. 14, 10AM - 12PM * Move-in Ready! Modern, calm, & thoughtfully composed. This brand WEST HILLHURST semi-detached home blends clean architecture w/ warm, natural finishes across THREE LEVELS, including a loft level w/ bonus area, bright bed/office, & balcony w/ DOWNTOWN VIEWS, SOUTH BACKYARD, plus a fully developed LEGAL 2-BED + 2-BATH LOWER SUITE. A Total of 6 Bedrooms + 7 Bathrooms!!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 and a panelled built-in fridge 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/ custom 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 ma...

4pc Bathroom 9.42 Ft x 4.92 Ft
5pc Bathroom 8.67 Ft x 14.92 Ft
3pc Bathroom 5.58 Ft x 7.83 Ft
Bedroom 11.50 Ft x 14.67 Ft
Bedroom 10.08 Ft x 18.33 Ft
Laundry room 9.42 Ft x 5.42 Ft
Family room 20.08 Ft x 19.75 Ft
4pc Bathroom 8.58 Ft x 4.92 Ft
4pc Bathroom 5.25 Ft x 9.92 Ft
Bedroom 12.08 Ft x 10.25 Ft
Bedroom 13.25 Ft x 9.92 Ft
Kitchen 15.08 Ft x 17.00 Ft

Listing Presented By:



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Primary Bedroom 12.92 Ft x 14.92 Ft

Other 9.42 Ft x 7.25 Ft

3pc Bathroom 10.92 Ft x 4.92 Ft

Bedroom 15.25 Ft x 14.58 Ft

Recreational, Games room 12.42 Ft x 8.58 Ft

Furnace 6.42 Ft x 10.25 Ft

Living room 14.58 Ft x 16.42 Ft