



# 2401 4 Avenue Calgary Alberta

\$2,199,000

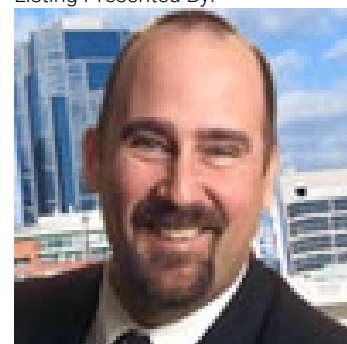
\*\*\* OPEN HOUSES: March 14th 1-3pm, March 15th 1-3pm, March 16th 4-7pm and March 17th 3-5pm \*\*\*

Located in West Hillhurst, this exceptional three-storey corner-lot home offers over 3,000 sq ft of fully developed living space, including a finished basement and a rare triple car garage. Step inside to a functional front entryway with a storage closet that flows into the dining room, highlighted by a stunning wine display – perfect for hosting. The kitchen is designed to impress, featuring a massive quartz island, premium JennAir appliances, and a seamless layout for everyday living and entertaining. A butler’s pantry with its own sink and ample storage conveniently connects back to the dining area, creating a true entertainer’s setup. The living room is warm and inviting with a gas fireplace and double patio doors leading to the private backyard. At the rear of the home, you’ll find a mudroom with built-in storage and bench seating, along with a 2-piece powder room. The second level hosts the primary bedroom retreat, complete with a luxurious 6-piece ensuite featuring a soaker tub, dual vanities, backlit mirrors, in-floor heating, and a large glass step-in shower. The walk-in closet is fully outfitted with built-in drawers, in-cabinet lighting, and generous storage. This level also includes upper-floor laundry, a full bathroom with a backlit mirror and large countertop, and two additional bedrooms – one with a walk-in closet and the other with built-in storage and windows on two walls, making it ideal for a bedroom, office, or playroom. The third floor offers a private retreat with a built-in media unit, wet bar, 3-piece bathroom, and a large bedroom featuring a custom built-in wall and desk. The fully finished basement includes a media wall with built-ins, a dedicated gym with rubber flooring and wall mirrors, a 3-piece bathroom, and an additional bedroom with a walk-in...

- Other 12.25 Ft x 7.92 Ft
- 6pc Bathroom 8.33 Ft x 19.33 Ft
- Bedroom 11.67 Ft x 10.50 Ft
- Laundry room 10.42 Ft x 6.17 Ft
- 4pc Bathroom 12.67 Ft x 4.92 Ft
- Bedroom 13.00 Ft x 12.50 Ft

- 3pc Bathroom 4.92 Ft x 8.50 Ft
- Other 2.17 Ft x 6.42 Ft
- Family room 21.58 Ft x 12.75 Ft
- Exercise room 10.42 Ft x 11.92 Ft
- Other 4.33 Ft x 4.75 Ft
- Bedroom 10.92 Ft x 10.58 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.greengroup.estate/>

**RE/MAX Realty Professionals**

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Other 7.17 Ft x 4.42 Ft

Primary Bedroom 14.25 Ft x 13.00 Ft

Bonus Room 18.67 Ft x 22.67 Ft

Bedroom 20.92 Ft x 12.92 Ft

3pc Bathroom 4.92 Ft x 10.58 Ft

Other 6.17 Ft x 14.58 Ft

Dining room 14.25 Ft x 12.00 Ft