

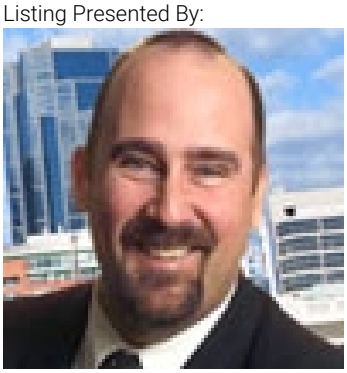
2412 1 Avenue Calgary Alberta

$1,474,900

* OPEN HOUSE | NOV. 20, 5:30-7:30PM | NOV. 21, 3-5PM * ENJOY THE BEAUTIFUL FALL IN WEST HILLHURST! Surrounded by parks, pathways, and vibrant Kensington amenities - you won't want to miss this PREMIUM LUXURY DETACHED home complete w/ 4-BEDS (plus a gym in the basement), LARGE BACKYARD, high-end finishes, & luxury upgrades including engineered hardwood flooring, 10' ceilings, & custom detailing throughout.The open-concept main floor features a HOME OFFICE with views into the main living/dining areas and an impressive, upscale kitchen. It offers custom-built cabinetry, a large central island, a flush eating bar, premium stainless-steel BOSCH appliances, a large pantry & a built-in custom range hood. The spacious living room enjoys an inset gas fireplace w/ tile surround & built-in cabinetry w/ large sliding glass doors that take you out to the FULLY LANDSCAPED backyard. A side mudroom with a custom closet keeps your family organized & a gorgeous powder room finishes off the main floor.The second level hosts the primary suite featuring a vaulted ceiling, a large closet w/ extensive built-ins, & a 5-pc ensuite w/ dual vanity, heated floors, large glass enclosed shower, a free-standing soaker tub, & a private water closet. Two additional bedrooms have custom closets & their own ENSUITE w/ quartz counters, an under-mount sink, & walk-in shower.The fully finished basement makes the perfect entertainment space with a large family room, wet bar w/ sink, 4th bedroom w/ a walk-in closet & easy access to a 4pc bathroom. A large HOME GYM area nicely completes this level.West Hillhurst is a highly sought-after inner-city community known for its tree-lined streets, proximity to the Bow River pathways, and easy access to downtown. Enjoy walking or biking along the river, visiting nearby parks and playgrounds, or spending time in the popular Kensington district with its boutique sh...

Primary Bedroom 15.92 Ft x 15.00 Ft
Other 5.75 Ft x 8.58 Ft
Bedroom 9.58 Ft x 12.50 Ft
Bedroom 9.58 Ft x 11.17 Ft
Laundry room 7.83 Ft x 6.00 Ft
3pc Bathroom 6.25 Ft x 8.58 Ft
4pc Bathroom 6.75 Ft x 8.50 Ft
Other 8.00 Ft x 4.25 Ft
Recreational, Games room 14.83 Ft x 31.33 Ft
4pc Bathroom 7.58 Ft x 4.92 Ft
Living room 15.92 Ft x 13.67 Ft
Kitchen 13.67 Ft x 22.75 Ft
Dining room 10.25 Ft x 12.00 Ft
Office 9.33 Ft x 9.83 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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RE/MAX Realty Professionals

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5pc Bathroom 9.58 Ft x 12.50 Ft

Exercise room 8.92 Ft x 12.92 Ft

Bedroom 14.83 Ft x 12.33 Ft

Foyer 9.58 Ft x 10.25 Ft

2pc Bathroom 4.83 Ft x 4.92 Ft