

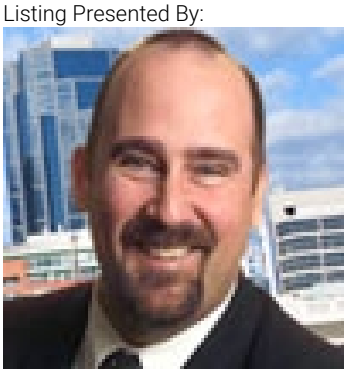
2413 1 Avenue Calgary Alberta

$1,549,999

Discover the rare opportunity to own a brand-new luxury residence in the highly desirable community of West Hillhurst. Currently in the rough-in stage, and with possession slated for December 2026, this home presents a limited-time chance for buyers to personalize the property by selecting their own finishes and design details, allowing you to create a truly custom living experience tailored to your style. Thoughtfully designed across four fully developed levels, this upscale inner-city home will offer nearly 4,000 SQFT of expertly curated living space with a seamless blend of timeless architecture and modern luxury. The interior is planned with elevated finishings throughout, complemented by warm oak accents and carefully integrated custom cabinetry details that add both sophistication and warmth to the home's overall design aesthetic. The main floor is designed with both functionality and entertaining in mind, featuring soaring ceilings, expansive windows, and an open-concept layout flooded with natural light. At the heart of the home is a stunning chef-inspired kitchen complete with premium appliances, an oversized island, abundant cabinetry, and a fully appointed butler's pantry for additional prep and storage space. The spacious dining area flows effortlessly into the elegant living room, anchored by a statement fireplace and large patio doors leading to the rear deck and backyard. A private pocket office, practical mudroom, and stylish powder room complete the main level. Upstairs, the second floor hosts a luxurious primary retreat designed as a private sanctuary, featuring a spacious walk-in closet and a spa-inspired ensuite with dual vanities, a freestanding soaker tub, and an oversized glass shower. Two additional bedrooms, a full bathroom, and a dedicated laundry room provide exceptional comfort and convenience for family living. One of the home's most im...

Primary Bedroom 13.50 Ft x 12.92 Ft
5pc Bathroom .00 Ft x .00 Ft
Other 7.75 Ft x 9.25 Ft
Bedroom 12.50 Ft x 10.00 Ft
Bedroom 10.67 Ft x 9.75 Ft
4pc Bathroom 9.00 Ft x 5.25 Ft
5pc Bathroom 11.92 Ft x 8.67 Ft
Other 6.00 Ft x 20.17 Ft
Other 6.00 Ft x 8.00 Ft
Other 6.50 Ft x 20.17 Ft
Exercise room 10.92 Ft x 12.50 Ft
Recreational, Games room 16.83 Ft x 18.83 Ft

Listing Presented By:



Originally Listed by:
Town Residential

RE/MAX Realty Professionals

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Phone: 403-259-4141
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Other 6.00 Ft x 5.42 Ft

4pc Bathroom 8.83 Ft x 5.67 Ft

Bonus Room 18.42 Ft x 20.17 Ft

Bedroom 11.92 Ft x 11.50 Ft

Bedroom 12.42 Ft x 12.75 Ft

3pc Bathroom 10.42 Ft x 6.08 Ft

Other 6.42 Ft x 6.08 Ft