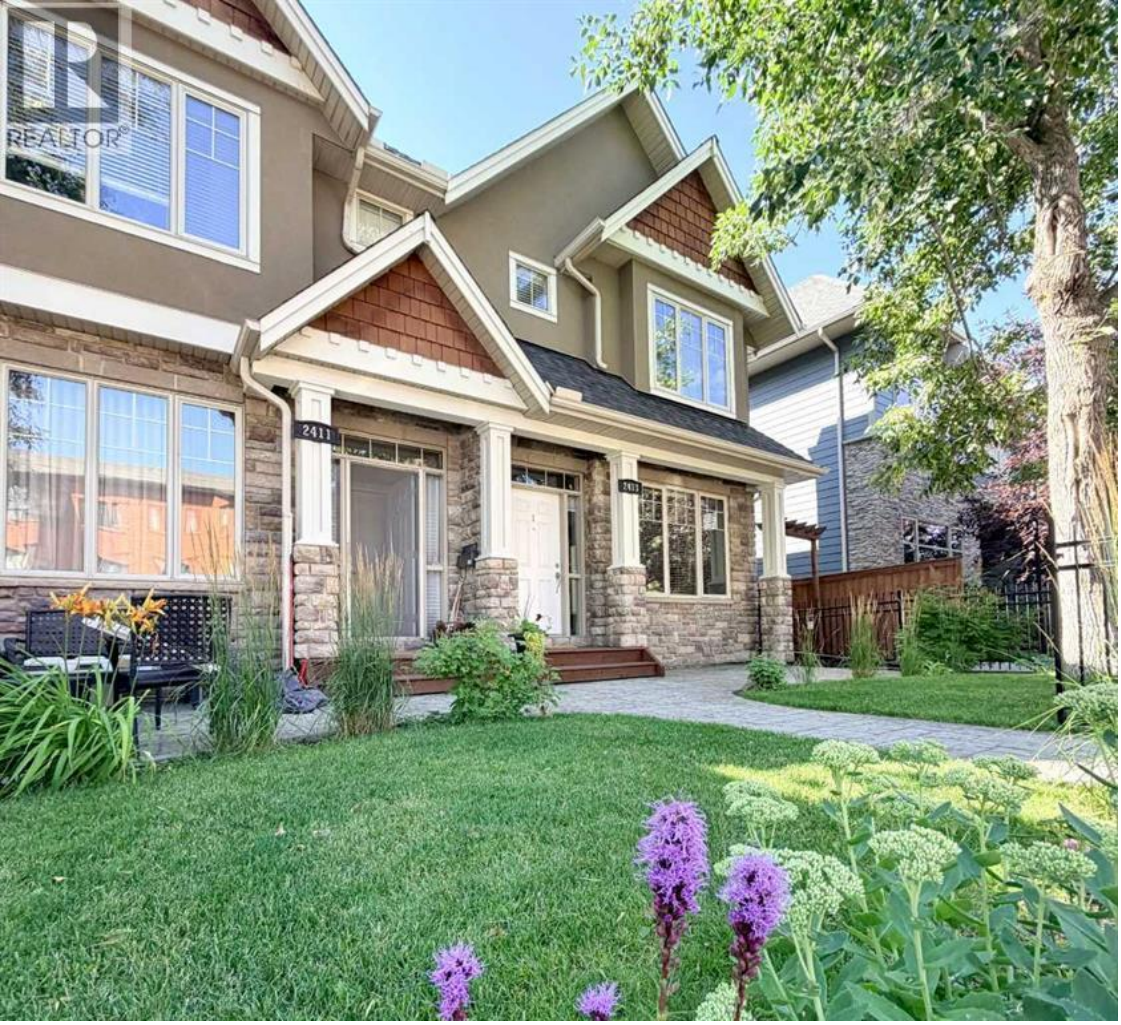


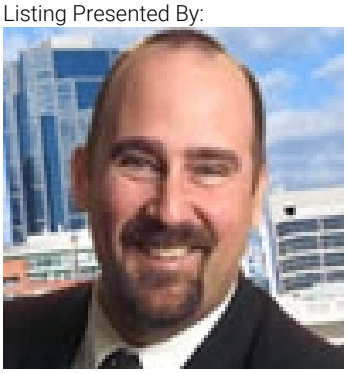
2413 2 Avenue Calgary Alberta

$628,300

If you love the idea of inner-city living but aren't ready to sacrifice space, privacy or character, this distinctive residence offers a compelling alternative. With over 2,100 sq. ft. of developed living space across three levels, 3 bedrooms and 3.5 bathrooms, there's room to live, entertain, work and unwind, all with the convenience of condominium living.Designed by renowned Calgary architect John Hadden, the home has a warmth and architectural presence rarely found in today's more conventional townhomes. Rich Brazilian walnut hardwood flooring, detailed millwork, crown molding and a beautiful stone fireplace create a timeless main level, while generous living and dining spaces provide the scale for both everyday living and entertaining. The well appointed kitchen anchors the heart of the home with abundant cabinetry, substantial workspace and an easy connection to the surrounding living areas.Upstairs, the vaulted primary retreat feels genuinely special, complemented by a spacious ensuite and excellent closet space. A second bedroom with its own bathroom provides privacy for family or guests, while the fully developed lower level adds another bedroom, full bathroom and recreation space, ideal for guests, a home office, fitness area or media room.Outside, the private fenced patio extends the living space and provides your own outdoor retreat, while the home's desirable front position within this intimate four residence development adds to the sense of privacy and individuality.And then there's the location. West Hillhurst puts Kensington, downtown, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, pathways, parks, restaurants and everyday amenities within easy reach, an established inner-city neighborhood that lets you spend less time getting places and more time enjoying them.For professionals, downsizers, frequent travelers or an...

Primary Bedroom 13.33 Ft x 16.08 Ft
5pc Bathroom 9.58 Ft x 7.92 Ft
Bedroom 12.33 Ft x 14.00 Ft
4pc Bathroom 4.92 Ft x 9.42 Ft
Recreational, Games room 12.75 Ft x 21.50 Ft
Bedroom 11.00 Ft x 16.50 Ft
Furnace 6.83 Ft x 14.00 Ft
Living room 15.00 Ft x 17.67 Ft
Kitchen 10.92 Ft x 12.75 Ft
Dining room 14.08 Ft x 8.67 Ft
2pc Bathroom 5.42 Ft x 5.67 Ft
Laundry room 5.58 Ft x 6.00 Ft

Listing Presented By:



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Phone: 403-259-4141
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4pc Bathroom 5.00 Ft x 7.92 Ft