



## 2416 1 Avenue Calgary Alberta

\$899,900

Experience inner-city living in this spectacular 3-storey home in the highly-desirable community of West Hillhurst. Just a few blocks from the Bow River pathway system and a short walk to all levels of schools [Queen Elizabeth School (K-6), Queen Elizabeth High School (7-12)]. MOVE-IN READY and Quick Possession Available! This fully upgraded and developed home boasts 3+1 bedrooms and 3 full baths plus 2 half baths with a total of 2,347 sqft of living space including a 3rd level loft ideal for entertaining or as a kids playroom. The main floor OFFICE/DEN is great for working from home. The main level welcomes you with hardwood flooring throughout and a bright living room filled with abundant natural light from the large windows, complemented by the warmth of the gas fireplace. The gourmet kitchen awaits with stainless steel appliances, ample cabinet space, and a large counter with a peninsula that is perfect for meal prep and everyday dining. The versatile den and great room provide additional spaces for work. Adjacent to the kitchen is the dining area. The back door off the dining area leads you to the private backyard with a low-maintenance patio and access to a double garage that is insulated and dry-walled. On the second level, you will find the spacious master bedroom with a huge closet and a luxurious 5-pc ensuite bath with a skylight. The 2nd and 3rd bedrooms are bright and spacious, and the 4-pc bath and laundry room complete the level. The bonus third level features a spacious loft that offers many possibilities, including a gym, theatre, office or guest room, plus a convenient 2-pc bath. The lower level includes a 4th bedroom, a family room, a 4-pc bath, and plenty of storage. Ideally located on a peaceful, tree-lined street with mature elms, this home is only a quick drive to downtown and is within walking distance to popular local spots, with proximity t...

Primary Bedroom 17.42 Ft x 15.42 Ft

5pc Bathroom 12.42 Ft x 11.08 Ft

Other 8.50 Ft x 4.08 Ft

Bedroom 14.17 Ft x 9.75 Ft

Bedroom 10.92 Ft x 9.75 Ft

4pc Bathroom 9.17 Ft x 4.83 Ft

Family room 14.67 Ft x 11.83 Ft

Recreational, Games room 14.42 Ft x 8.25 Ft

Bedroom 19.08 Ft x 10.42 Ft

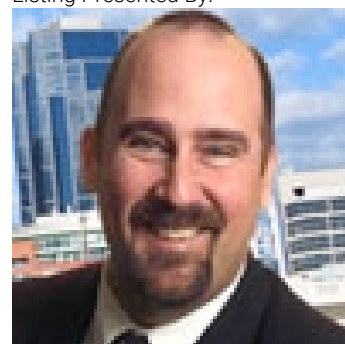
4pc Bathroom 7.75 Ft x 4.83 Ft

Kitchen 11.92 Ft x 10.00 Ft

Dining room 17.42 Ft x 9.25 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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Laundry room 6.25 Ft x 5.42 Ft  
Bonus Room 19.75 Ft x 10.58 Ft  
2pc Bathroom 6.83 Ft x 4.83 Ft

2pc Bathroom 6.75 Ft x 2.83 Ft  
Living room 15.33 Ft x 12.78 Ft  
Office 9.75 Ft x 8.67 Ft