

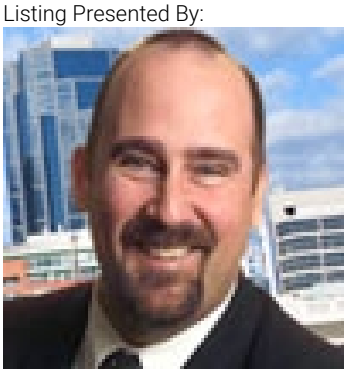
2531 2 Avenue Calgary Alberta

$1,199,900

Brand new luxury built duplex by Glint Homes located on a quiet street in the highly sought-after community of West Hillhurst! This stunning north-facing home offers a bright open-concept main floor featuring a spacious dining area, designer kitchen with a large island, premium Bosch appliances, and an open living room filled with natural light. Step through the patio doors into the sunny south-facing fully landscaped backyard complete with a deck and double detached garage. The main floor is finished with a functional mudroom and convenient 2-piece powder room. Upstairs features 3 spacious bedrooms and 2 full bathrooms. The primary retreat offers his & hers closets and a luxurious 5-piece ensuite with rough-in for a steam shower. Two additional generously sized bedrooms, a full family bathroom, and upper floor laundry complete this level. The fully developed basement adds exceptional living space with a large Rec room, gym/flex room, full bathroom, and guest bedroom. Ideally located within walking distance to the Bow River pathways and just minutes to Foothills Medical Centre, Alberta Children's Hospital, University of Calgary, Kensington, downtown Calgary, parks, restaurants, shopping, and many other amenities. Exceptional quality, thoughtful design, and an unbeatable inner-city location make this home a must-see! (id:6769)

Recreational, Games room 17.83 Ft x 18.17 Ft
Bedroom 12.50 Ft x 10.92 Ft
4pc Bathroom 5.33 Ft x 9.00 Ft
Furnace 6.83 Ft x 9.00 Ft
Living room 20.00 Ft x 11.00 Ft
Dining room 13.00 Ft x 13.25 Ft
Kitchen 17.67 Ft x 13.25 Ft
Office 7.50 Ft x 6.42 Ft
2pc Bathroom 5.00 Ft x 5.50 Ft
Primary Bedroom 14.00 Ft x 12.00 Ft
5pc Bathroom 14.00 Ft x 9.25 Ft
Bedroom 12.83 Ft x 11.50 Ft
Bedroom 12.83 Ft x 11.50 Ft
4pc Bathroom 7.33 Ft x 5.75 Ft
Laundry room 7.67 Ft x 5.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

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