



2533 2 Avenue Calgary Alberta

\$1,399,900

Set on a quiet cul-de-sac in WEST HILLHURST, this GORGEOUS NEW BUILD 3 STOREY DUPLEX delivers modern design, functional living and thoughtful detail in one of Calgary's most established inner-city communities. A SOUTH BACKYARD enhances natural light and outdoor enjoyment. The main floor is designed for everyday ease and entertaining, with an open layout that flows naturally between the living room, dining area and kitchen. A FIREPLACE anchors the living space, creating warmth and visual interest, while HARDWOOD FLOORING provides durability and timeless appeal. The kitchen is thoughtfully planned with generous prep space, modern cabinetry and a layout that supports both daily routines and hosting. On the second level, well-proportioned bedrooms are complemented by a primary bedroom featuring a PRIVATE ENSUITE with a DOUBLE VANITY, offering comfort, functionality and a sense of retreat. The THIRD STOREY is a standout feature, offering a flexible retreat ideal for entertaining, working or hosting guests. This level includes a PRIVATE BEDROOM well suited for overnight visitors or a quiet HOME OFFICE, enhanced by separation from the main sleeping areas below. A WET BAR supports relaxed evenings and casual gatherings, while access to TWO DECKS with both NORTH AND SOUTH EXPOSURE allows for sunlight throughout the day, outdoor breaks between meetings or private lounging above the surrounding streetscape. The basement is developed to extend living space, offering flexibility for a media room, home gym or guest area, with finishes consistent with the quality found throughout the home. The EXTERIOR showcases a striking combination of BRICK and COMPOSIT ELEMENTS, delivering a modern aesthetic with lasting durability. LANDSCAPING is planned per the approved site design, with concrete walkways and defined outdoor spaces in place. Parking is accommodated by a DOUBLE DETACHED GARA...

Primary Bedroom 14.33 Ft x 12.00 Ft

5pc Bathroom 20.00 Ft x 8.50 Ft

Other 8.00 Ft x 6.92 Ft

Laundry room 8.00 Ft x 5.08 Ft

Bedroom 14.92 Ft x 8.67 Ft

Other 8.50 Ft x 4.75 Ft

4pc Bathroom 11.58 Ft x 9.83 Ft

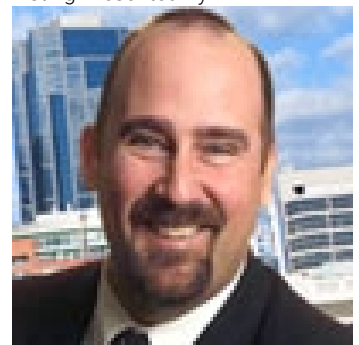
Recreational, Games room 18.42 Ft x 18.00 Ft

Bedroom 11.75 Ft x 10.25 Ft

4pc Bathroom 10.25 Ft x 4.92 Ft

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Listing Presented By:



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Bedroom	15.08 Ft x 10.00 Ft	Living room	19.00 Ft x 14.08 Ft
4pc Bathroom	8.00 Ft x 4.92 Ft	Dining room	11.17 Ft x 11.17 Ft
Family room	19.08 Ft x 8.92 Ft	Kitchen	18.50 Ft x 12.75 Ft
Bedroom	13.92 Ft x 11.92 Ft	2pc Bathroom	4.75 Ft x 4.75 Ft