



2535 2 Avenue Calgary Alberta

\$1,399,900

OPEN HOUSE SATURDAY MARCH 14th 11am-1pm Experience refined inner-city living in WEST HILLHURST with this newly built 3-storey semi-detached infill offering over 3,500 sqft of professionally developed space. Positioned in a quiet cul-de-sac with a sunny south-facing backyard, this home delivers privacy, natural light, and thoughtful design across all 4 levels. A spacious dining area welcomes gatherings of any size, seamlessly connecting to a chef-inspired kitchen anchored by a large island designed for everyday living and entertaining. FULL HEIGHT CABINETRY maximizes storage while a dedicated wall pantry keeps essentials organized and out of sight. HIGH-END APPLIANCES including a gas stove support precision cooking, and carefully curated finishes elevate both style and function. A warm living area centers around a GAS FIREPLACE FRAMED BY BUILT-IN SHELVING and cabinetry, creating a natural focal point for relaxing evenings. Patio sliders extend living outdoors to the fully fenced SOUTH BACKYARD and ground-level patio, offering effortless indoor-outdoor flow. An enclosed mudroom provides practical storage for busy households, while a tucked-away powder room adds convenience without interrupting the main living space. Upper levels are designed for flexibility and comfort, featuring 4 bedrooms above grade including 2 primary retreats. A secondary primary suite on the 2nd level showcases wall paneling detail, a large walk-in closet, and a 5pc ensuite with in-floor heating and a dual vanity for everyday ease. Top-floor living is dedicated to a PRIVATE PRIMARY SANCTUARY complete with sitting area, dry bar for morning coffee or evening wind-down, balcony access, expansive walk-in closet, and a luxurious 5pc ensuite with dual vanity, freestanding tub, and glass shower. Access to an additional balcony enhances connection to the outdoors and captures elevated views. A FU...

Primary Bedroom 14.33 Ft x 12.00 Ft

Other 8.00 Ft x 6.92 Ft

Bedroom 14.92 Ft x 8.67 Ft

Bedroom 15.08 Ft x 10.00 Ft

Laundry room 8.00 Ft x 5.08 Ft

Other 8.50 Ft x 4.75 Ft

5pc Bathroom 11.58 Ft x 9.83 Ft

Family 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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eXp Realty

<http://www.trungbien.ca/>

RE/MAX Realty Professionals

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5pc Bathroom 20.00 Ft x 8.50 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bonus Room 19.08 Ft x 8.92 Ft

Primary Bedroom 13.92 Ft x 11.92 Ft

Dining room 11.17 Ft x 10.00 Ft

Kitchen 18.50 Ft x 12.75 Ft

Living room 19.00 Ft x 14.33 Ft

2pc Bathroom 4.75 Ft x 4.75 Ft