



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

2401 4 Avenue NW  
Calgary, Alberta

MLS # A2288796

**\$2,199,000**



<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	3,327 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	None		

\*\*\* OPEN HOUSES: Saturday, April 11th 1-3pm and Sunday, April 12th 1-4pm \*\*\* Located in West Hillhurst, this exceptional three-storey corner-lot home offers over 3,000 sq ft of fully developed living space, including a finished basement and a rare triple car garage. Step inside to a functional front entryway with a storage closet that flows into the dining room, highlighted by a stunning wine display &mdash; perfect for hosting. The kitchen is designed to impress, featuring a massive quartz island, premium JennAir appliances, and a seamless layout for everyday living and entertaining. A butler's pantry with its own sink and ample storage conveniently connects back to the dining area, creating a true entertainer's setup. The living room is warm and inviting with a gas fireplace and double patio doors leading to the private backyard. At the rear of the home, you'll find a mudroom with built-in storage and bench seating, along with a 2-piece powder room. The second level hosts the primary bedroom retreat, complete with a luxurious 6-piece ensuite featuring a soaker tub, dual vanities, backlit mirrors, in-floor heating, and a large glass step-in shower. The walk-in closet is fully outfitted with built-in drawers, in-cabinet lighting, and generous storage. This level also includes upper-floor laundry, a full bathroom with a backlit mirror and large countertop, and two additional bedrooms &mdash; one with a walk-in closet and the other with built-in storage and windows on two walls, making it ideal for a bedroom, office, or playroom. The third floor offers a private retreat with a built-in media unit, wet bar, 3-piece bathroom, and a large bedroom featuring a custom built-in wall and desk. The fully finished basement includes a media wall with built-ins, a dedicated gym with rubber flooring and wall mirrors, a 3-piece bathroom, and an additional bedroom with a walk-in closet. A standout

feature is the basement mudroom with an underground tunnel providing direct access to the triple car garage &mdash; a practical and convenient touch for winter months. A well-designed home with high-end finishes, thoughtful built-ins, and exceptional functionality, all located in West Hillhurst.