



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2413 1 Avenue NW
Calgary, Alberta

MLS # A2312369



\$1,549,999

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,953 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt, Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Track Lighting, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	N/A		

Discover the rare opportunity to own a brand-new luxury residence in the highly desirable community of West Hillhurst. Currently in the excavation phase, and with possession slated for December 2026, this home presents a limited-time chance for buyers to personalize the property by selecting their own finishes and design details, allowing you to create a truly custom living experience tailored to your style. Thoughtfully designed across four fully developed levels, this upscale inner-city home will offer nearly 4,000 SQFT of expertly curated living space with a seamless blend of timeless architecture and modern luxury. The interior is planned with elevated finishings throughout, complemented by warm oak accents and carefully integrated custom cabinetry details that add both sophistication and warmth to the home's overall design aesthetic. The main floor is designed with both functionality and entertaining in mind, featuring soaring ceilings, expansive windows, and an open-concept layout flooded with natural light. At the heart of the home is a stunning chef-inspired kitchen complete with premium appliances, an oversized island, abundant cabinetry, and a fully appointed butler's pantry for additional prep and storage space. The spacious dining area flows effortlessly into the elegant living room, anchored by a statement fireplace and large patio doors leading to the rear deck and backyard. A private pocket office, practical mudroom, and stylish powder room complete the main level. Upstairs, the second floor hosts a luxurious primary retreat designed as a private sanctuary, featuring a spacious walk-in closet and a spa-inspired ensuite with dual vanities, a freestanding soaker tub, and an oversized glass shower. Two additional bedrooms, a full bathroom, and a dedicated laundry room provide exceptional comfort and convenience for family living. One of

the home's most impressive features is the third-floor loft level, offering a versatile bonus space complete with a wet bar, additional bedroom suite, and two incredible outdoor living areas. Both the front and rear third-floor patios create unique spaces for entertaining, relaxing, and enjoying the surrounding city atmosphere—an exceptional feature rarely found in inner-city homes. The fully developed basement further enhances the home with a large recreation area, wet bar, gym space, additional bedroom, full bathroom, and ample storage. Completing the property is a double detached garage and a prime location just minutes from downtown, pathways, parks, schools, and the vibrant amenities that make West Hillhurst one of Calgary's most desirable communities. Completing the property is a double detached garage and a prime location just minutes from downtown, pathways, parks, schools, and the vibrant amenities that make West Hillhurst one of Calgary's most desirable Inner City communities. *BUYER HAS THE OPTION TO CONVERT THE BASEMENT INTO A 2 BEDROOM, 2 BATHROOM LEGAL SUITE INSTEAD OF HAVING GYM/RECON ROOM/WET BAR*