



GRASSROOTS
REALTY GROUP

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2531 2 Avenue NW
Calgary, Alberta

MLS # A2314638



\$1,199,900

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,954 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

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 KitchenAid 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!