



**GRASSROOTS**  
REALTY GROUP

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2219 2 Avenue NW  
Calgary, Alberta

MLS # A2321982



**\$1,364,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,450 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Tr		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Skylight(s), Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Alarm system hardware, garage shelving & workbench, garage heater, bar fridges in loft & basement, rec room projector & screen, mounted speakers on patio

Exceptional one-owner contemporary Craftsman-style 3 storey home in the heart of sought-after West Hillhurst, offering over 3200sqft of refined living space & showcases outstanding craftsmanship, premium finishes & thoughtful design throughout. The bright & open main level of this stunning semi-detached home features 10ft ceilings, rich hardwood floors, elegant white quartz surfaces, & both indoor & outdoor fireplaces. The chef-inspired kitchen is fully equipped with premium Viking & Bosch appliances including oversized gas range, island hoodfan, built-in convection oven & microwave. Anchoring the space is a spectacular 18ft quartz island providing exceptional workspace, storage & seating for family & guests. Custom cabinetry features numerous pull-out drawers & organizational upgrades, maximizing functionality without compromising style. The living room seamlessly opens onto a spacious exposed aggregate concrete patio, creating the perfect indoor-outdoor living & entertaining space. On the 2nd level, there are 3 wonderful bedrooms highlighted by the private owners' retreat with walk-in closet, 2 skylights & spa-inspired ensuite with massive tiled steam shower, jetted tub, skylight & heated tile floors. The 2nd & 3rd bedrooms also feature vaulted ceilings & oversized closets. The spectacular 3rd floor loft provides a versatile space for relaxation, work or entertaining, & has a beautiful stone fireplace, wet bar, 3 built-in workstations & abundant natural light from 2 skylights & large windows&hellip;this level truly sets this home apart! The fully developed basement &ndash; with infloor heating & rare 10ft ceilings, has a 4th bedroom with big walk-in closet, bathroom & incredible rec room/home theatre complete with custom built-ins, wet bar, 3D projector & 120inch screen. Additional premium features include Hunter Douglas Silhouette blinds add both

elegance and privacy throughout, central air, built-in vacuum system, new hot water tank, security system, extensive custom millwork & built-ins throughout, 2nd level laundry with Samsung washer & dryer, solid core doors & built-in Sonos sound system inside & outside. The private South backyard is surrounded by mature trees, creating a rare sense of privacy in an inner city setting. Complete with underground irrigation, exposed aggregate patio with fireplace & ample space for relaxing or entertaining, this sun-filled outdoor retreat is designed for year-round enjoyment. The yard is fully fenced & also has a separately fenced side yard, providing a secure & convenient storage area. The heated & insulated garage includes a dedicated workshop area & extensive storage, while the paved back lane provides convenient rear access. Here in one of Calgary's most desirable inner city communities, this exceptional home offers the perfect combination of luxury, comfort & functionality, in this prime location only minutes to parks & schools, Kensington, Bow River pathways & downtown.