



GRASSROOTS
REALTY GROUP

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2533 2 Avenue NW
Calgary, Alberta

MLS # A2330905



\$1,399,900

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,660 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Rectangular Lot, Views		

Heating:	In Floor, Electric, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Modern design meets elevated everyday living in this brand new 3-storey infill set within a QUIET CUL-DE-SAC in West Hillhurst. Thoughtfully crafted, this semi-detached home brings together refined finishes, functional layout and a SOUTH BACKYARD that enhances natural light throughout the day. Hardwood flooring carries across the main level, establishing a warm and cohesive foundation for daily life and entertaining. Gather in the spacious dining area where clean sightlines connect seamlessly to a chef-inspired kitchen complete with FULL HEIGHT CABINETS, a LARGE ISLAND, WALL PANTRY and a well-appointed APPLIANCE PACKAGE that supports both routine meals and larger gatherings. Conversations flow naturally into the living area where a CENTER GAS FIREPLACE framed by BUILT-IN SHELIVING AND CABINETRY creates a comfortable focal point, while a PATIO SLIDER extends the living space outdoors. Organization becomes effortless with an ENCLOSED MUDROOM offering ample storage, complemented by a TUCKED AWAY POWDER ROOM that maintains privacy for guests. Upstairs, thoughtful design continues with 2 well-proportioned bedrooms and a 4PC MAIN BATH, while a dedicated LAUNDRY ROOM WITH SINK AND CABINETRY adds everyday convenience. A SECOND PRIMARY BEDROOM on this level introduces flexibility for multi-generational living or guests, complete with WALL PANELLING, a LARGE WALK-IN CLOSET and a 5PC ENSUITE featuring DUAL VANITIES and ELECTRIC HEAT for added comfort. Retreat to the top floor where the MAIN PRIMARY SUITE spans an entire level, offering a private escape enhanced by a SITTING AREA WITH BALCONY, a DRY BAR and access to a SECOND BALCONY. Relaxation is elevated in the luxurious 5PC ENSUITE with a FREE STANDING TUB,

STAND UP SHOWER and DUAL VANITY, while a LARGE WALK-IN CLOSET ensures everything remains organized. Downstairs, a fully finished basement expands the living space with a LARGE REC ROOM, WET BAR and generous storage, alongside a 5TH BEDROOM and 4PC BATH that easily accommodates guests or extended family. Outdoor living is simplified with a FULLY FENCED SOUTH BACKYARD and GROUND LEVEL PATIO designed for both quiet evenings and summer gatherings. Added value comes through ROUGH-INS FOR AC, HYDRONIC IN-FLOOR HEAT AND STEAM SHOWER, along with CEILING SPEAKERS and a DUAL ZONE FURNACE that enhances comfort across all levels. Parking is completed by a DOUBLE DETACHED GARAGE, while the location places pathways, parks, schools and inner-city amenities within easy reach, connecting lifestyle and convenience in one of Calgary's most desirable communities.