



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2412 1 Avenue NW
Calgary, Alberta

MLS # A2331072



\$1,495,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,191 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

ENJOY THE REST OF SUMMER IN WEST HILLHURST! Surrounded by parks, pathways, and vibrant Kensington amenities – you won't want to miss this PREMIUM LUXURY DETACHED home complete w/ 4-BEDS (plus a gym in the basement), LARGE BACKYARD, high-end finishes, & luxury upgrades including engineered hardwood flooring, 10' ceilings, & custom detailing throughout. The open-concept main floor features a HOME OFFICE with views into the main living/dining areas and an impressive, upscale kitchen. It offers custom-built cabinetry, a large central island, a flush eating bar, premium stainless-steel BOSCH appliances, a large pantry & a built-in custom range hood. The spacious living room enjoys an inset gas fireplace w/ tile surround & built-in cabinetry w/ large sliding glass doors that take you out to the FULLY LANDSCAPED backyard. A side mudroom with a custom closet keeps your family organized & a gorgeous powder room finishes off the main floor. The second level hosts the primary suite featuring a vaulted ceiling, a large closet w/ extensive built-ins, & a 5-pc ensuite w/ dual vanity, heated floors, large glass enclosed shower, a free-standing soaker tub, & a private water closet. Two additional bedrooms have custom closets & their own ENSUITE w/ quartz counters, an under-mount sink, & walk-in shower. The fully finished basement makes the perfect entertainment space with a large family room, wet bar w/ sink, 4th bedroom w/ a walk-in closet & easy access to a 4pc bathroom. A large HOME GYM area nicely completes this level. West Hillhurst is a highly sought-after inner-city community known for its tree-lined streets, proximity to the Bow River pathways, and easy access to downtown. Enjoy walking or biking along the river, visiting nearby parks and playgrounds, or spending time in the popular

Kensington district with its boutique shops, cafés, and restaurants. The community also features the West Hillhurst Community Association with fitness facilities, programs, and year-round activities. Commuting is effortless with quick access to Crowchild Trail, Memorial Drive, and downtown Calgary just minutes away. This is the perfect house and community to call home!