



GRASSROOTS
REALTY GROUP

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1, 2413 2 Avenue NW
Calgary, Alberta

MLS # A2346254



\$659,900

Division:	West Hillhurst		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,461 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Assigned, Off Street, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

ON YOUR WAY HOME? TAKE A LOOK1 Open House Thursday, Oct. 8 | 4:30-6:30 PM. THE SPACE OF A HOME. THE FREEDOM OF A CONDO. THE LIFESTYLE OF WEST HILLHURST. If you love the idea of inner-city living but aren't ready to sacrifice space, privacy or character, this distinctive residence offers a compelling alternative. With over 2,100 sq. ft. of developed living space across three levels, 3 bedrooms and 3.5 bathrooms, there's room to live, entertain, work and unwind, all with the convenience of condominium living. Designed by renowned Calgary architect John Hadden, the home has a warmth and architectural presence rarely found in today's more conventional townhomes. Rich Brazilian walnut hardwood flooring, detailed millwork, crown molding and a beautiful stone fireplace create a timeless main level, while generous living and dining spaces provide the scale for both everyday living and entertaining. The well appointed kitchen anchors the heart of the home with abundant cabinetry, substantial workspace and an easy connection to the surrounding living areas. Upstairs, the vaulted primary retreat feels genuinely special, complemented by a spacious ensuite and excellent closet space. A second bedroom with its own bathroom provides privacy for family or guests, while the fully developed lower level adds another bedroom, full bathroom and recreation space, ideal for guests, a home office, fitness area or media room. Outside, the private fenced patio extends the living space and provides your own outdoor retreat, while the home's desirable front position within this intimate four residence development adds to the sense of privacy and individuality. And then there's the location. West Hillhurst puts Kensington, downtown, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, pathways, parks, restaurants and everyday

amenities within easy reach, an established inner-city neighborhood that lets you spend less time getting places and more time enjoying them. For professionals, downsizers, frequent travelers or anyone searching for substantially more space than apartment-style living provides, this is a rare combination: architectural character, private outdoor space, more than 2,100 sq. ft. developed and an exceptional West Hillhurst location.