



2522 4 Avenue NW, Calgary, Alberta - \$1,079,000



Main Photo

Property Description

Welcome to West Hillhurst, where luxurious inner-city living meets style, comfort, and convenience! This beautiful south-facing semi-detached home offers a modern lifestyle with A FULLY DEVELOPED LEGAL BASEMENT SUITE for extra rental income or multi-generational living.

Step inside to find 10-FT CEILINGS on the both floors, ENGINEERED HARDWOOD FLOORING, and an OPEN-CONCEPT DESIGN that's perfect for entertaining. The BRIGHT FRONT DINING AREA flows seamlessly into a CHEF-INSPIRED KITCHEN and a spacious living room with oversized windows overlooking the back patio.

The kitchen is a showstopper, boasting a MASSIVE 12-FOOT ISLAND with bar seating, QUARTZ



COUNTERTOPS, CUSTOM CABINETRY, and a BUILT-IN STORAGE WALL for added function and style.

In the living room, enjoy the MODERN GAS FIREPLACE with FLOOR-TO-CEILING BUILT-INS, all while natural light floods the space through large windows.

A practical REAR MUDROOM with bench seating and hooks provides direct access to the DOUBLE DETACHED GARAGE, which is EV-READY for future convenience. A PRIVATE POWDER ROOM completes the main floor.

Upstairs, continue to enjoy the 10-FT CEILINGS and hardwood flooring, leading to TWO SPACIOUS SECONDARY BEDROOMS with custom closets, a 4-PIECE BATHROOM, and a LAUNDRY ROOM complete with sink and storage.

The PRIMARY SUITE is a true retreat with LARGE SOUTH-FACING WINDOWS, a WALK-IN CLOSET with built-ins, and a luxurious 5-PIECE ENSUITE featuring HEATED TILE FLOORS, a FREESTANDING SOAKER TUB, GLASS SHOWER WITH STEAM ROUGH-IN, dual sinks, and a PRIVATE WATER CLOSET.

The fully developed 2-bedroom basement suite includes a PRIVATE SIDE ENTRANCE—ideal for generating rental income or for multi-generational living. It features a SPACIOUS BEDROOM, 4-PIECE BATHROOM, SEPARATE LAUNDRY, LIVING AREA WITH MEDIA CENTRE, and a U-SHAPED KITCHEN with quartz counters and full-height cabinetry.

Located in one of Calgary's most desirable inner-city neighborhoods, West Hillhurst offers easy access to parks, the Bow River Pathway system, boutique shops, and restaurants. Enjoy local gems like St. Lawrence Bagels and Jan's Meats & Delis, and stay close to Kensington Village, the University of Calgary, Foothills Hospital, SAIT, and Market Mall.

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