\$1,099,000 - 2522 4 Avenue Nw, Calgary

MLS® #A2231269

\$1,099,000

5 Bedroom, 4.00 Bathroom, 1,710 sqft Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

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.

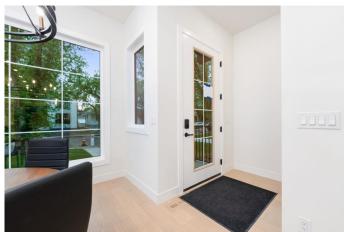
Step inside to find 10-FT CEILINGS on the both floors, ENGINEERED HARDWOOD FLOORING, and an OPEN-CONCEPT DESIGN that's perfect for entertaining. The BRIGHT FRONT DINING AREA flows seamlessly into a CHEF-INSPIRED KITCHEN and a spacious living room with oversized windows overlooking the back patio.

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 ENTRANCEâ€"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.

Built in 2025

Essential Information

MLS® # A2231269 Price \$1,099,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,710

Acres 0.06

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 2522 4 Avenue Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta
Postal Code T2N0P4

Amenities

Parking Spaces 2

Parking 220 Volt Wiring, Double Garage Detached

of Garages 1

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance,

Walk-In Closet(s)

Appliances Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Refrigerator,

Washer/Dryer

Heating Fireplace(s), Forced Air

Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Full, Suite

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 14th, 2025

Days on Market 15

Zoning R-C2

Listing Details

Listing Office RE/MAX iRealty Innovations

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