

\$1,064,000 - 2522 4 Avenue Nw, Calgary

MLS® #A2231269

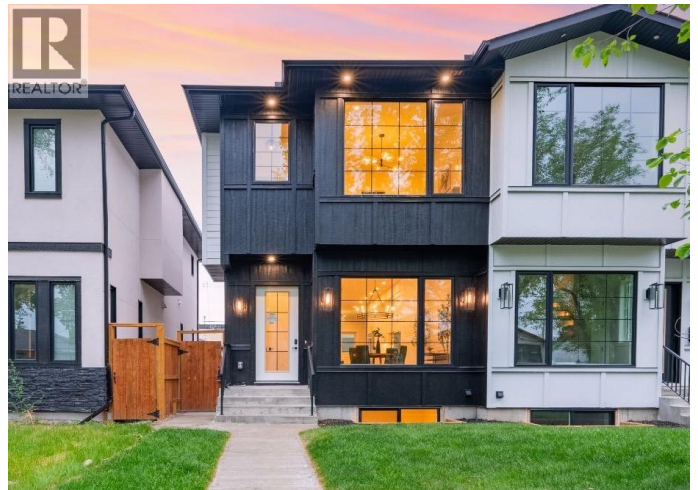
\$1,064,000

5 Bedroom, 4.00 Bathroom, 1,710 sqft

Single Family 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 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.

(id:6289)

Built in 2025

Essential Information

Listing #	A2231269
Price	\$1,064,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,710
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2522 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N0P4

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, Closet Organizers, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Oven - Built-In, Washer & Dryer
Heating	Other, Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Separate entrance, Suite

Exterior

Exterior	Composite Siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 10:46am PDT