

\$700,000 - 2, 2411 2 Avenue Nw, Calgary

MLS® #A2253293

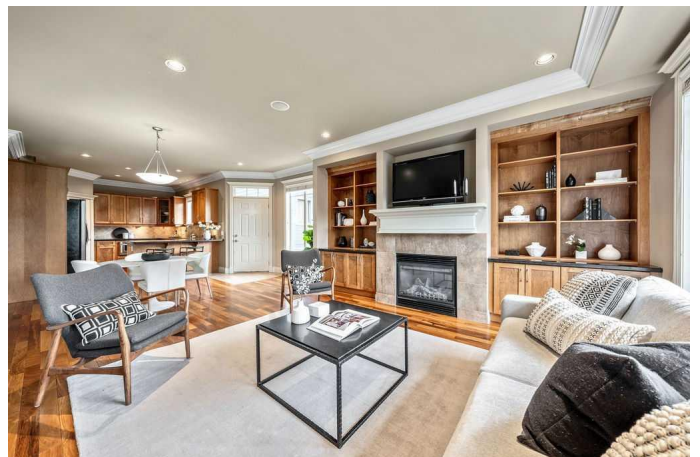
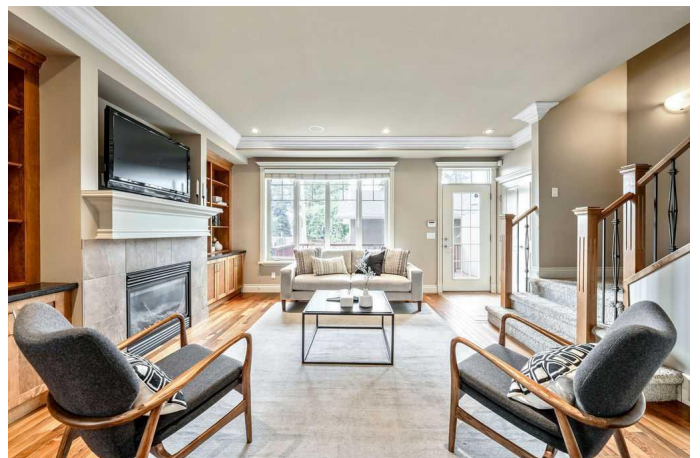
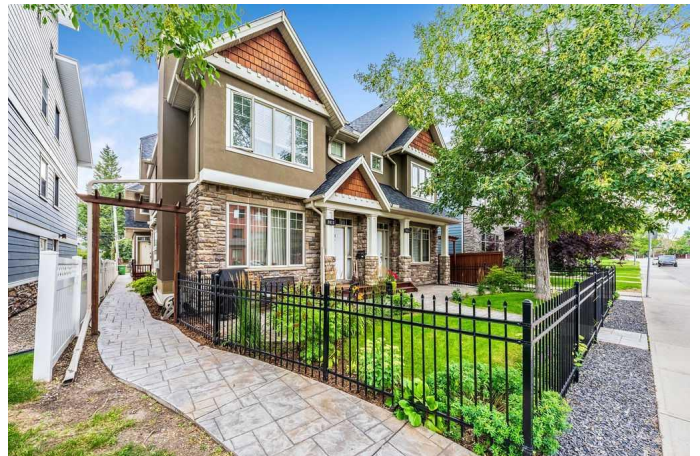
\$700,000

3 Bedroom, 4.00 Bathroom, 1,541 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Spectacular West Hillhurst Townhome | 2,330 SqFt of Developed Living Space Designed by award-winning architect John Hadden, this exceptional residence combines timeless design with modern luxury in one of Calgary's most desirable inner-city communities. Tucked away in a quiet location, the home showcases thoughtful craftsmanship and refined details from the moment you step inside. The bright and spacious layout showcases exotic tigerwood walnut floors, double crown moulding, recessed pot lighting, and 9' flat ceilings on every level. The gourmet kitchen is a chef's dream, featuring granite countertops, ash shaker-style cabinetry, and high-end Frigidaire Gallery stainless steel appliances, including a gas stove and a drawer microwave + corner pantry. The inviting living room centers around a beautiful gas fireplace with a deep mantle and custom-built-ins, and flows seamlessly onto a large south-facing deck with a gas BBQ hookup, perfect for entertaining. The main floor is complete with a half bathroom and laundry room. Upstairs, the oversized primary retreat features a vaulted ceiling, wainscoting, dual closets, and a spa-inspired 5-piece ensuite with a soaker tub and separate shower. A generous second primary bedroom with a walk-in closet and its own 4-piece ensuite completes the upper level. The professionally finished basement, designed by City Core/William Blake Homes, is an entertainer's haven with 9' ceilings, a



custom media/family room, stunning built-in cabinetry, a linear gas fireplace with remote heat control, full surround sound wiring, oversized windows for natural light and space for an office desk or gym at the back. A third large bedroom with a 3-piece spa-like ensuite offers flexibility for guests or a private home office. Additional upgrades include: - New central A/C (2024 -\$7,400 investment) - High-efficiency furnace - Wired for sound throughout - Custom closet organizers in all 3 bedrooms - Professional media setup with dedicated electrical circuits and conduit for flexible wiring. Outside you have your own private deck with Southern exposures and access to your single detached garage. There's also a shared parking pad. This home is the perfect blend of quality, comfort, and sophistication in a prime location. A must-see for those seeking an upscale inner-city lifestyle.

Built in 2006

Essential Information

MLS® #	A2253293
Price	\$700,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,541
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2, 2411 2 Avenue Nw
---------	---------------------

Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1H5

Amenities

Amenities	Other
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Stone Counters, Sump Pump(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	31
Zoning	M-C1

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.