

# \$1,299,999 - 2720 4 Avenue Nw, Calgary

MLS® #A2264795

**\$1,299,999**

4 Bedroom, 4.00 Bathroom, 1,928 sqft  
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

OPEN HOUSE OCT 18th and 19th 2-4pm!  
Experience refined inner-city living in this beautifully crafted modern home by Palatial Homes, a well-respected builder known for quality craftsmanship in the community. Offering over 2,600 sq. ft. of developed living space—designed for today's lifestyle, every detail has been thoughtfully curated from the wide-plank engineered hardwood floors and 8" doors to the expansive windows that flood the home with natural light. The main level strikes the perfect balance of style and function, anchored by a gourmet chef's kitchen featuring a large quartz island, ceiling-height cabinetry, and a Fulgor Milano gas range for the passionate cook. The adjoining living room invites relaxation with its sleek gas fireplace, built-in shelving, and sliding glass doors that open to a private back deck with metal railings perfect for summer evenings or weekend gatherings. Upstairs, you'll find three spacious bedrooms, including a peaceful primary suite with a beautiful walk-in closet and a serene spa-inspired ensuite featuring dual vanities, a freestanding soaker tub, heated floors, and a large glass-enclosed shower. Two bright bedrooms share a sleek full bathroom, while the convenient upper-level laundry adds an extra touch of everyday ease. The fully developed lower level provides flexibility for your lifestyle, complete with a large recreation area, wet bar, fourth bedroom (could also be utilized as home gym or office),



and a full bathroom. The home is equipped with central air conditioning for year-round comfort and roughed-in in-floor heating for added warmth during the winter months. Perfectly situated within walking distance to top-rated community schools, just steps to Helicopter Park, the Bow River pathway system, shopping, restaurants, and Kensington, this home is a rare find. West Hillhurst is known for its friendly neighborhood spirit, outdoor swimming pool, skating rink, and active community association offering events, programs, and sports such as soccer, hockey, and pickleball. With quick access to downtown, Foothills & Children's Hospitals, the University of Calgary, and major roadways, this home truly offers inner-city living at its finest.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264795    |
| Price          | \$1,299,999 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,928       |
| Acres          | 0.07        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2720 4 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2N0P8  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                              |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                                                                                   |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Composite Siding                                                                      |
| Foundation        | Poured Concrete                                                                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 6                  |
| Zoning         | R-CG               |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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