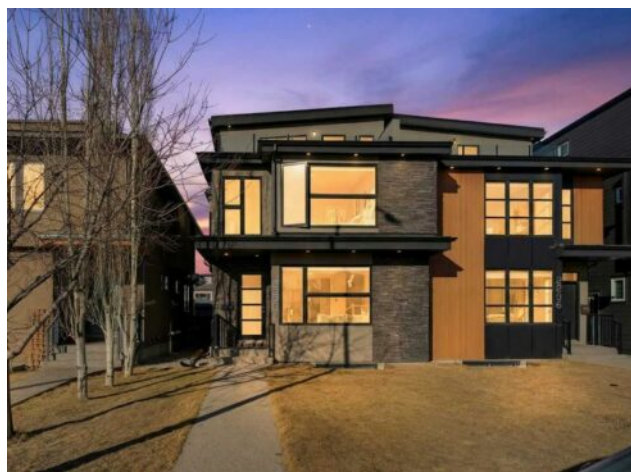


2238 1 Avenue NW  
Calgary, Alberta

MLS # A2284744



**\$1,299,900**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | West Hillhurst                                                           |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                       |               |                  |
| <b>Style:</b>    | 3 (or more) Storey, Attached-Side by Side                                |               |                  |
| <b>Size:</b>     | 2,686 sq.ft.                                                             | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Views     |               |                  |

|                    |                                                                                                                                                                                                                                                 |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, In Floor Roughed-In, Forced Air, Natural Gas                                                                                                                                                                                          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                                                                  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                                                                                                                                                                                                       | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | alarm system hardware, attached shelving & cabinets, wall-mounted TV/bracket in loft, NEST thermostat                                                                                                                                           |                   |      |

Here in the coveted inner city neighbourhood of West Hillhurst is where you'll find your new home...this incredible 3-storey semi-detached loaded with the finest of luxury living, in this prime location only minutes to Kensington, Bow River pathway system & downtown. With over 3300sqft of living space spread over 4 levels, this stunning home enjoys a total of 5 bedrooms & 5 bathrooms, quartz countertops & central air, wide-plank engineered hardwood floors & panoramic city views as far as the eye can see! Showcased by expansive 9ft ceilings, you'll just love the design of the main floor with its wonderful open flow & heated ceramic tile floors, from the airy living room with South-facing living room to the spacious dining room with sleek contemporary fireplace, & the fully-loaded kitchen with massive centre island with under-counter cabinets, top-of-the line Miele stainless steel appliances...including gas cooktop & built-in convection oven, bar area with wine fridge, walk-in pantry & custom cabinets highlighted by 2 huge pull-out spice/pantries. There are 3 bedrooms & 2 full bathrooms on the 2nd level...including the South-facing owners' retreat with 2 walk-in closets, built-in shoe cabinet, floor-to-ceiling windows & spa-inspired ensuite with heated floors & quartz-topped double vanities, free-standing soaker tub & fantastic walk-in glass steam shower. Another bedroom with walk-in closet & its own private ensuite is on the top floor, plus a dynamite loft with skylight & South-facing balcony from where you can check out the downtown skyline & the surrounding neighbourhood. The lower level is beautifully finished with a 5th bedroom with walk-in closet, full bathroom with glass shower & terrific rec room area. Additional features include the 2nd floor laundry room with stacking Samsung steam washer & dryer, built-in ceiling speakers & flat

ceilings, built-in storage cabinets in both the front foyer & rear mudroom, roughed-in radon & lower level infloor heating systems, closet organizers, heated tile floors in the main/2nd floor/3rd floor bathrooms, closet organizers & fully fenced backyard with deck (complete with gas bbq line) & insulated/drywalled detached 2 car garage with 220V wiring. Madeleine D's Houet School is steps from your front door & you're walking distance to popular neighbourhood parks & playgrounds. A truly amazing opportunity you won't want to miss...to make the home of your dreams come true!