

**2533 2 Avenue NW**  
**Calgary, Alberta**

**MLS # A2301494**



**\$1,399,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,660 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Lawn, Rectangular Lot, Views		

<b>Heating:</b>	In Floor, Electric, In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Modern design meets elevated everyday living in this brand new 3-storey infill set within a QUIET CUL-DE-SAC in West Hillhurst. Thoughtfully crafted, this semi-detached home brings together refined finishes, functional layout and a SOUTH BACKYARD that enhances natural light throughout the day. Hardwood flooring carries across the main level, establishing a warm and cohesive foundation for daily life and entertaining. Gather in the spacious dining area where clean sightlines connect seamlessly to a chef-inspired kitchen complete with FULL HEIGHT CABINETS, a LARGE ISLAND, WALL PANTRY and a well-appointed APPLIANCE PACKAGE that supports both routine meals and larger gatherings. Conversations flow naturally into the living area where a CENTER GAS FIREPLACE framed by BUILT-IN SHELVING AND CABINETRY creates a comfortable focal point, while a PATIO SLIDER extends the living space outdoors. Organization becomes effortless with an ENCLOSED MUDROOM offering ample storage, complemented by a TUCKED AWAY POWDER ROOM that maintains privacy for guests. Upstairs, thoughtful design continues with 2 well-proportioned bedrooms and a 4PC MAIN BATH, while a dedicated LAUNDRY ROOM WITH SINK AND CABINETRY adds everyday convenience. A SECOND PRIMARY BEDROOM on this level introduces flexibility for multi-generational living or guests, complete with WALL PANELLING, a LARGE WALK-IN CLOSET and a 5PC ENSUITE featuring DUAL VANITIES and ELECTRIC HEAT for added comfort. Retreat to the top floor where the MAIN PRIMARY SUITE spans an entire level, offering a private escape enhanced by a SITTING AREA WITH BALCONY, a DRY BAR and access to a SECOND BALCONY. Relaxation is elevated in the luxurious 5PC ENSUITE with a FREE STANDING TUB,

STAND UP SHOWER and DUAL VANITY, while a LARGE WALK-IN CLOSET ensures everything remains organized. Downstairs, a fully finished basement expands the living space with a LARGE REC ROOM, WET BAR and generous storage, alongside a 5TH BEDROOM and 4PC BATH that easily accommodates guests or extended family. Outdoor living is simplified with a FULLY FENCED SOUTH BACKYARD and GROUND LEVEL PATIO designed for both quiet evenings and summer gatherings. Added value comes through ROUGH-INS FOR AC, HYDRONIC IN-FLOOR HEAT AND STEAM SHOWER, along with CEILING SPEAKERS and a DUAL ZONE FURNACE that enhances comfort across all levels. Parking is completed by a DOUBLE DETACHED GARAGE, while the location places pathways, parks, schools and inner-city amenities within easy reach, connecting lifestyle and convenience in one of Calgary's most desirable communities.