

# \$949,900 - 2526 4 Avenue Nw, Calgary

MLS® #A2246028

**\$949,900**

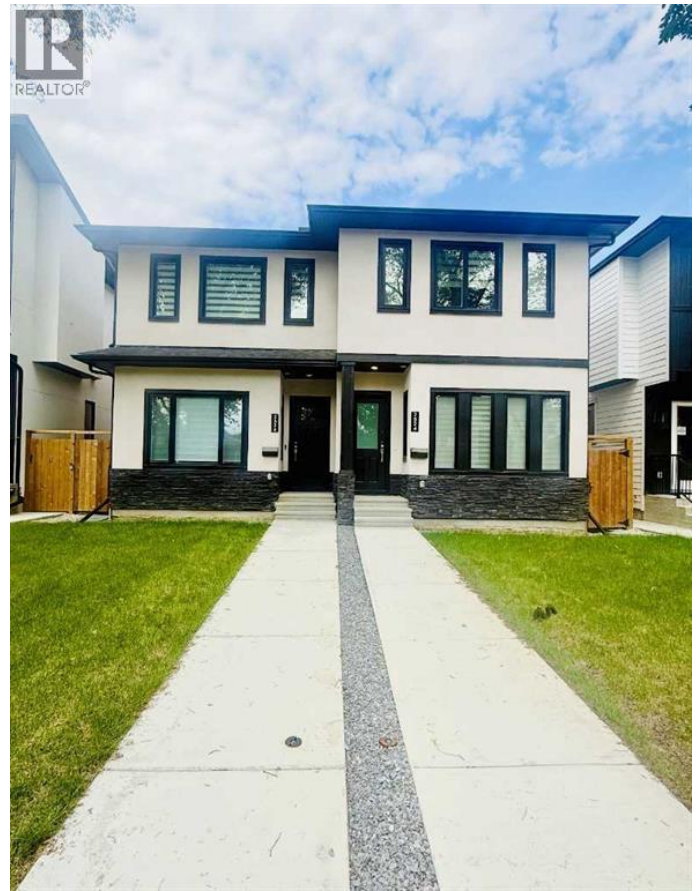
4 Bedroom, 4.00 Bathroom, 1,674 sqft

Single Family on 0.06 Acres

West Hillhurst, Calgary, Alberta

**MOVE-IN READY!** Stunning Semi-Detached infill in Desirable WEST HILLHURST! Welcome to this beautifully crafted home offering over 2,100 sq. ft. of finished living space, including 4 bedrooms and 3 full bathrooms. Every detail has been meticulously designed with no expense spared and no corners cut. Step inside to soaring 10' ceilings, gleaming floors, and an abundance of natural light that fills the open-concept main floor. The chef-inspired kitchen boasts ceiling-height custom cabinetry, a sleek tile backsplash, built-in pantry, designer pendant lighting, and a massive island with bar seating—perfect for entertaining. Upstairs, you'll find 3 spacious bedrooms, including a luxurious primary suite with a custom walk-in closet and a spa-like ensuite featuring dual vanities, a stand-up shower with dual heads, and a deep soaker tub—ideal for unwinding after a long day. The upper level also includes a dream laundry room with plenty of space and functionality. The fully finished basement expands your living space with a large rec room, stylish wet bar, full bathroom, and a huge fourth bedroom—perfect for guests or a home office. Enjoy privacy in the fenced backyard, and convenience with a double detached garage. Don't miss this opportunity to live in one of Calgary's most sought-after inner-city communities! (id:6289)

Built in 2021



## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | A2246028      |
| Price          | \$949,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 1,674         |
| Acres          | 0.06          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 2526 4 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N0P4           |

## Amenities

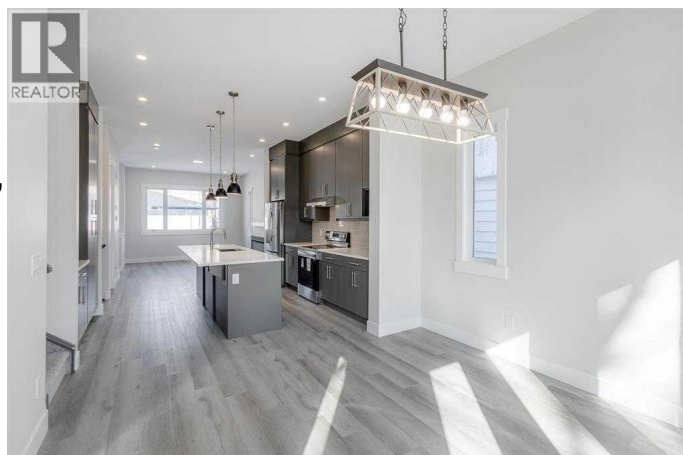
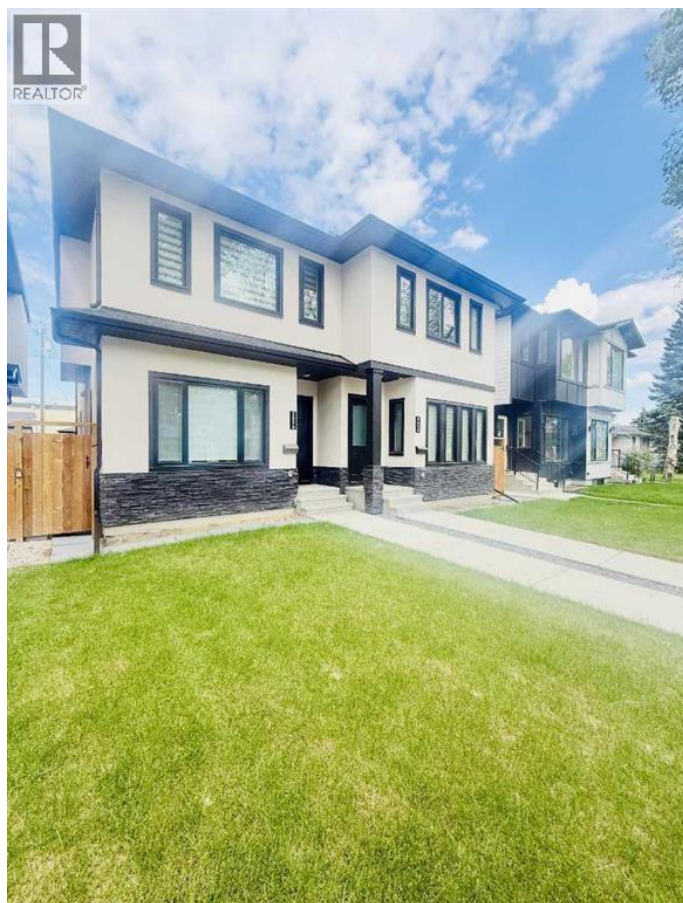
|                |                            |
|----------------|----------------------------|
| Amenities      | Park, Playground, Shopping |
| Features       | Back lane, No Animal Home, |
| Parking Spaces | 2                          |
| Parking        | Detached Garage            |
| # of Garages   | 2                          |

## Interior

|                 |                                                                               |
|-----------------|-------------------------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Stove, Hood Fan, Garage door opener, Washer & Dryer |
| Heating         | Central heating                                                               |
| Cooling         | Central air conditioning                                                      |
| Fireplace       | Yes                                                                           |
| # of Fireplaces | 1                                                                             |
| # of Stories    | 2                                                                             |
| Has Basement    | Yes                                                                           |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior          | Stucco     |
| Exterior Features | Landscaped |



|              |                 |
|--------------|-----------------|
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|



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Listing information last updated on November 3rd, 2025 at 12:01am CST