

# \$1,079,000 - 2522 4 Avenue Nw, Calgary

MLS® #A2231269

**\$1,079,000**

5 Bedroom, 4.00 Bathroom, 1,710 sqft  
Residential on 0.06 Acres

West Hillhurst, Calgary, Alberta

Welcome to West Hillhurst, where luxurious inner-city living meets style, comfort, and convenience! This beautiful south-facing semi-detached home offers a modern lifestyle with A FULLY DEVELOPED LEGAL BASEMENT SUITE for extra rental income or multi-generational living.

Step inside to find 10-FT CEILINGS on the both floors, ENGINEERED HARDWOOD FLOORING, and an OPEN-CONCEPT DESIGN that's perfect for entertaining. The BRIGHT FRONT DINING AREA flows seamlessly into a CHEF-INSPIRED KITCHEN and a spacious living room with oversized windows overlooking the back patio.

The kitchen is a showstopper, boasting a MASSIVE 12-FOOT ISLAND with bar seating, QUARTZ COUNTERTOPS, CUSTOM CABINETRY, and a BUILT-IN STORAGE WALL for added function and style.

In the living room, enjoy the MODERN GAS FIREPLACE with FLOOR-TO-CEILING BUILT-INS, all while natural light floods the space through large windows.

A practical REAR MUDROOM with bench seating and hooks provides direct access to the DOUBLE DETACHED GARAGE, which is EV-READY for future convenience. A PRIVATE POWDER ROOM completes the main floor.



Upstairs, continue to enjoy the 10-FT CEILINGS and hardwood flooring, leading to TWO SPACIOUS SECONDARY BEDROOMS with custom closets, a 4-PIECE BATHROOM, and a LAUNDRY ROOM complete with sink and storage.

The PRIMARY SUITE is a true retreat with LARGE SOUTH-FACING WINDOWS, a WALK-IN CLOSET with built-ins, and a luxurious 5-PIECE ENSUITE featuring HEATED TILE FLOORS, a FREESTANDING SOAKER TUB, GLASS SHOWER WITH STEAM ROUGH-IN, dual sinks, and a PRIVATE WATER CLOSET.

The fully developed 2-bedroom basement suite includes a PRIVATE SIDE ENTRANCE—ideal for generating rental income or for multi-generational living. It features a SPACIOUS BEDROOM, 4-PIECE BATHROOM, SEPARATE LAUNDRY, LIVING AREA WITH MEDIA CENTRE, and a U-SHAPED KITCHEN with quartz counters and full-height cabinetry.

Located in one of Calgary’s most desirable inner-city neighborhoods, West Hillhurst offers easy access to parks, the Bow River Pathway system, boutique shops, and restaurants. Enjoy local gems like St. Lawrence Bagels and Jan’s Meats & Delis, and stay close to Kensington Village, the University of Calgary, Foothills Hospital, SAIT, and Market Mall.

Built in 2025

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2231269    |
| Price    | \$1,079,000 |
| Bedrooms | 5           |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,710                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2522 4 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N0P4           |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 2                                       |
| Parking        | 220 Volt Wiring, Double Garage Detached |
| # of Garages   | 1                                       |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer                                                                      |
| Heating           | Fireplace(s), Forced Air                                                                                                                                  |
| Cooling           | Rough-In                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Exterior Entry, Full, Suite                                                                                                                               |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard     |
| Lot Description   | Back Lane, Rectangular Lot                       |
| Roof              | Asphalt Shingle                                  |
| Construction      | Cement Fiber Board, Composite Siding, Wood Frame |
| Foundation        | Poured Concrete                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 70              |
| Zoning         | R-C2            |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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