

# \$1,299,900 - 2206 1 Avenue Nw, Calgary

MLS® #A2236211

**\$1,299,900**

4 Bedroom, 4.00 Bathroom, 2,211 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to LOFT HOUSE – a standout contemporary home that blends upscale design with everyday functionality in one of the city’s most sought-after neighborhoods - West Hillhurst.

From the striking wood front door to the 10-foot coffered ceilings and wide-plank white oak floors, every detail feels intentional and refined. Designer lighting, expansive windows, and open-concept living spaces create an effortlessly stylish atmosphere.

The front dining room is perfect for hosting, while the chef’s kitchen takes center stage with a massive island, high-end appliances, and direct flow into the great room featuring custom built-ins and a sleek gas fireplace.

Upstairs, the layout is both smart and spacious, with three bedrooms, a modern family bath, and a laundry room with built-in sink. The primary suite is a true retreat with custom walk-in closet, and a spa-like ensuite with double vanities, a soaker tub, and a separate glass shower.

The fully finished basement adds even more versatility with a fourth bedroom, a large rec/media room with a wet bar, an oversized steam shower, and rough-in for in-floor heating.

Enjoy summer in the landscaped backyard,



and appreciate extras like solar panels, air conditioning, custom silhouette blinds, upgraded fixtures, and built-in speakers.

All this, just minutes from Kensington, top-rated Calgary's restaurants, schools, hospital and downtown.

LOFT HOUSE is where thoughtful design meets lifestyle. Make this incredible home your next move.

Built in 2016

**Essential Information**

MLS® #	A2236211
Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,211
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2206 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0B7

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 1

## Interior

Interior Features Bar, Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Steam Room, Walk-In Closet(s)

Appliances Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator

Heating High Efficiency, In Floor, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, BBQ gas line, Private Yard

Lot Description Back Yard

Roof Asphalt

Construction Concrete

Foundation Poured Concrete

## Additional Information

Date Listed July 2nd, 2025

Days on Market 4

Zoning R-CG

## Listing Details

Listing Office The Real Estate District

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