

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

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MLS® #A2246028

**\$949,900**

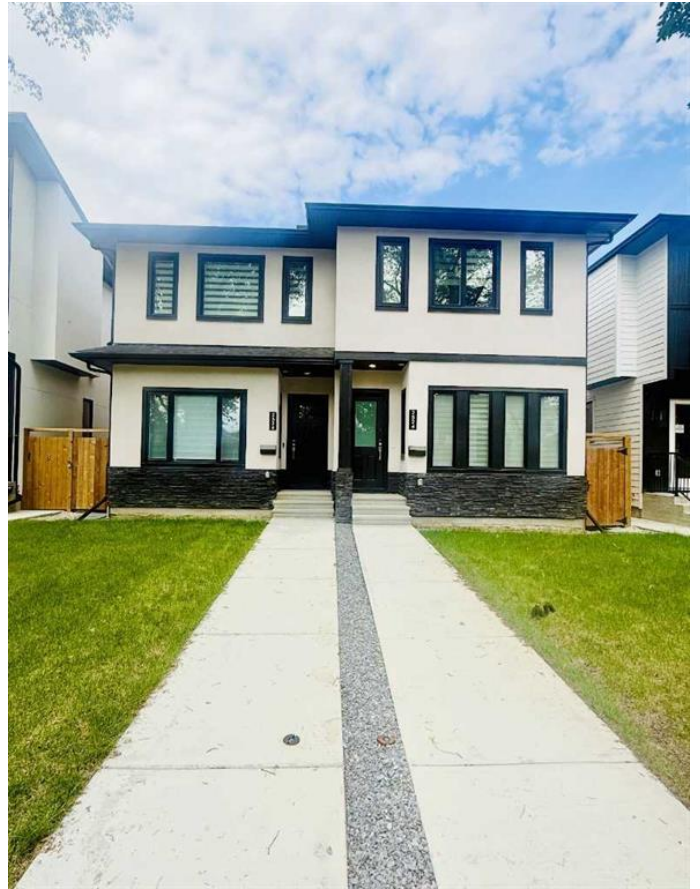
4 Bedroom, 4.00 Bathroom, 1,674 sqft

Residential 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!

Built in 2021



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2246028               |
| Price          | \$949,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,674                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

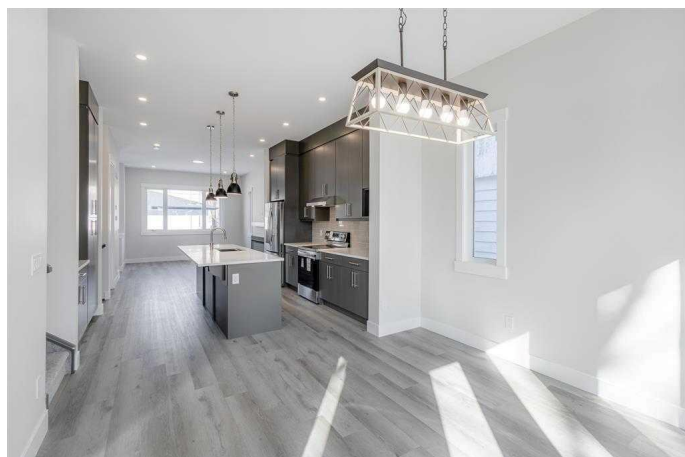
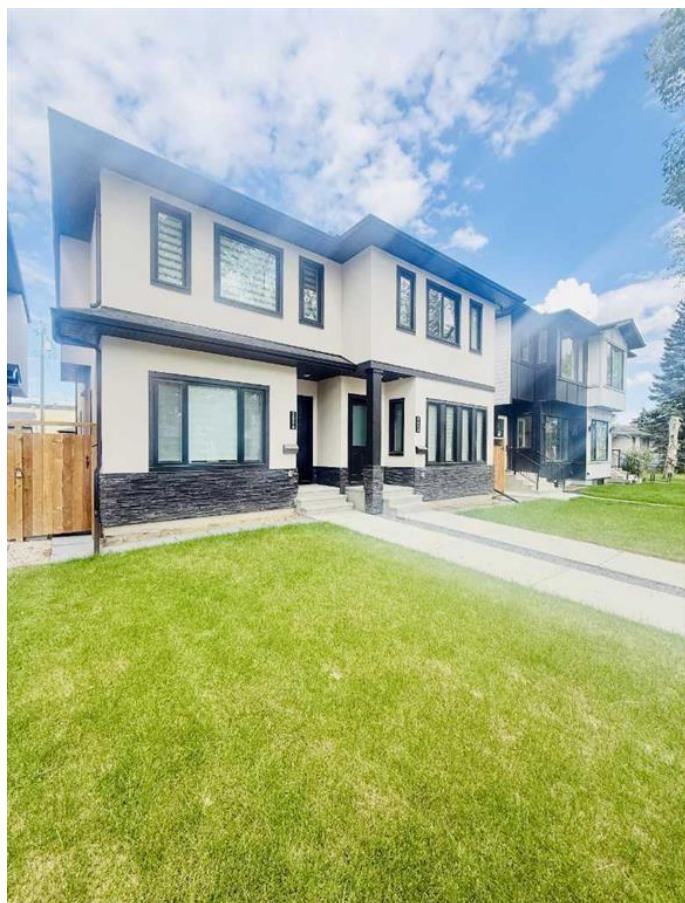
|             |                  |
|-------------|------------------|
| Address     | 2526 4 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 0P4          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Bar, No Animal Home, No Smoking Home, Quartz Counters                                             |
| Appliances        | Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central                                                                                           |
| Cooling           | Central Air                                                                                       |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Electric                                                                                          |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |



**Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 31               |
| Zoning         | R-CG             |

**Listing Details**

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

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