

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

MLS® #A2246028

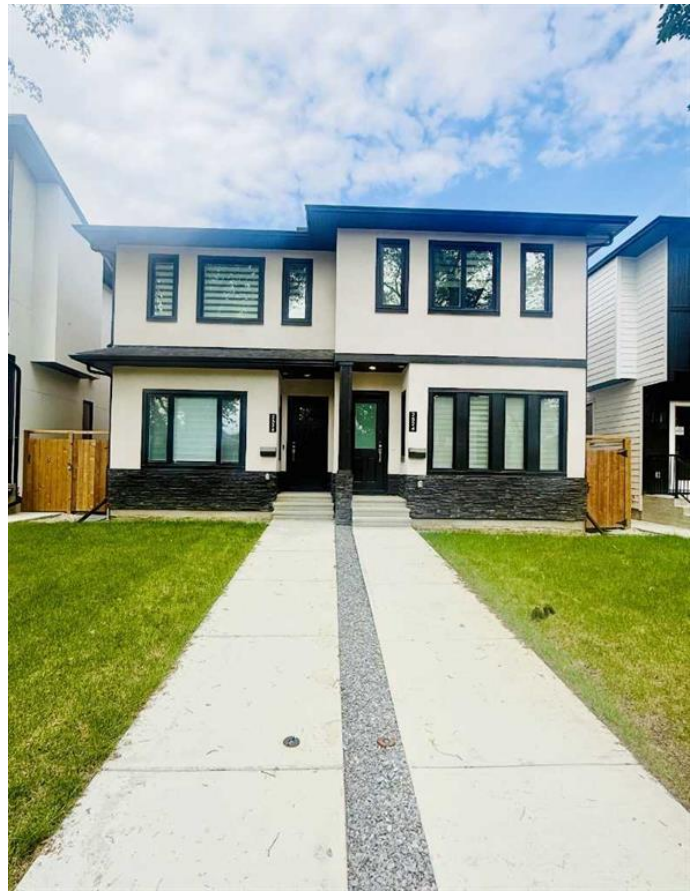
**\$949,900**

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

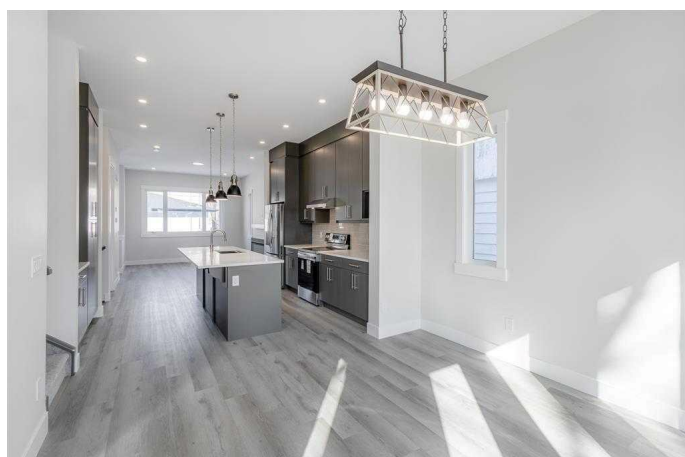
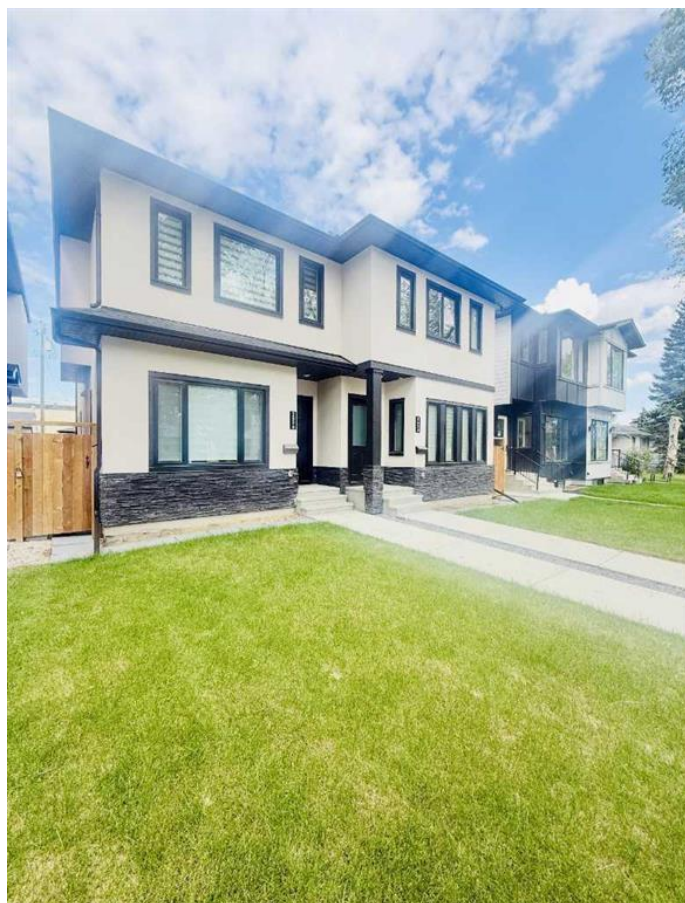
Address	2526 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0P4

## 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	24
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.