

# \$1,299,999 - 2206 1 Avenue Nw, Calgary

MLS® #A2215163

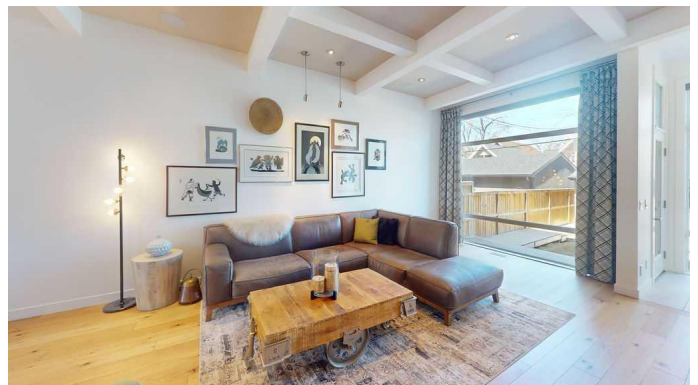
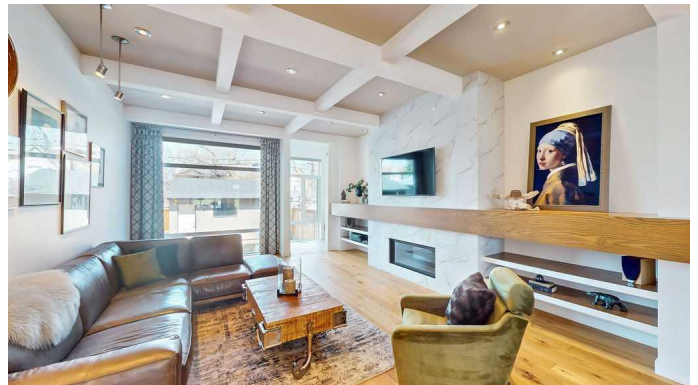
**\$1,299,999**

4 Bedroom, 4.00 Bathroom, 2,185 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Open house Saturday 24th and Sunday May 25th 2-4. Welcome to the beautiful community of West Hillhurst !This Gorgeous, modern, detached inner city gem is located in a sought-after area! The home has everything ready to move in and enjoy, the fantastic open floor plan ready to entertain with family and friends. Soaring 10 foot ceilings with rich wide oak plank hardwood flooring. Large windows throughout the home gives lots of natural light , also open staircase adds beautiful detail and character. Gourmet kitchen w/crisp gloss white flat panel cabinets, wall pantry, stone counter tops & 15â€™™ waterfall edge island. Deluxe SS Jenn-Air and bosch appliances incl gas cook top & wall oven dishwasher. Large dining area.,open great room w/impressive coffered ceiling & gas fireplace, 3 bedrooms up incl generous master & spa style ensuite w/freestanding soaker tub, European tiled shower w/ 10mil glass, dual spray heads, dual sinks & cesar stone counters. Upper laundry room. fully developed lower level with large 4th bdrm, 3pc bath with over sized steam shower & huge media/rec rm w/wet bar. Many extras incl; oversized windows, upgraded lighting/plumbing fixtures, built-in speakers,air conditioning , solar panels and contract (details under "other " in supplemental ) that can be taken over, finished garage including tire racks & more! Fantastic location mins to downtown river paths, Kensington, hospitals, U of C and McMahon Stadium. Thoughtfully designed, aesthetically exciting inner city



lifestyle home!

Built in 2016

### Essential Information

MLS® #	A2215163
Price	\$1,299,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,185
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	T2N 0B7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Steam Room, Walk-In Closet(s)
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Garburator, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	High Efficiency, In Floor, Forced Air, Natural Gas

Cooling	Central Air, Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard
Roof	Asphalt
Construction	Mixed, Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 26th, 2025
Days on Market	49
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Canyon Creek
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