

# \$2,279,000 - 2407 4 Avenue Nw, Calgary

MLS® #A2201016

**\$2,279,000**

4 Bedroom, 6.00 Bathroom, 3,420 sqft

Residential on 0.10 Acres

West Hillhurst, Calgary, Alberta

Welcome to luxury living in this stunning detached home offering over 3,000 sqft of thoughtfully designed space. From top to bottom, this residence blends elegance, functionality, and unique features that set it apart.

The fully developed basement is an entertainer's dream, complete with a spacious rec room, wet bar, bedroom, full bathroom, walk-in closet, and a private gym. A one-of-a-kind underground tunnel seamlessly connects the basement to the triple car garage, keeping you sheltered from the elements year-round.

On the main floor, a grand foyer welcomes you into an open-concept layout featuring a formal dining room, hidden butler's pantry, mudroom with a walk-in closet, and a cozy living room with a gas fireplace. A unique booth-style seating area adds charm, while the concrete patio extends the living space outdoors.

The second floor is home to a spacious primary suite with a large walk-in closet and spa-like ensuite. Two additional bedrooms, each with their own ensuite, provide comfort and privacy, while the convenient upper-floor laundry completes the level.

The third-floor loft elevates the home further, offering a versatile office space, wet bar with



an island, entertainment area, bathroom, and a private balcony with beautiful views.

A truly exceptional home in an unbeatable location—don’t miss your chance to own this one-of-a-kind masterpiece!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2201016    |
| Price          | \$2,279,000 |
| Bedrooms       | 4           |
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 3,420       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2407 4 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 0P3          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, No Animal Home, No |
|-------------------|---|

|                 |  |
|-----------------|--|
|                 | Smoking Home, Open Floorplan, Pantry   |
| Appliances      | Dishwasher, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Stove(s) |
| Heating         | Forced Air   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Finished, Full   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other, Lighting |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 43               |
| Zoning         | DC               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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