

# \$824,900 - 1, 2413 2 Avenue Nw, Calgary

MLS® #A2227275

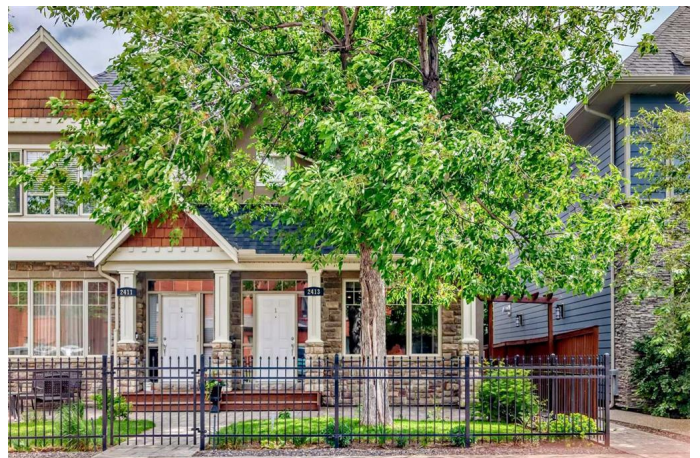
**\$824,900**

3 Bedroom, 3.00 Bathroom, 1,462 sqft  
Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

OPEN HOUSE - SATURDAY 1:00 - 3:00 PM -

Discover the Brownstones of West Hillhurst. Presenting this unique opportunity to own a timeless and traditionally crafted home designed by locally acclaimed architect John Hadden. This highly sought-after location is walking distance to the trendy Kensington district featuring fine cafes, restaurants and retail shops. Minutes away from the University of Calgary and convenient access to downtown, this home is perfect for all demographics. This exceptional 3-bedroom front unit is enhanced by luxurious finishes, soaring 9'™ ceilings, crown moulding, recessed pot lighting, exquisite trim and hardwood floors. The home opens effortlessly into the living room featuring a cozy gas fireplace with mantle and overlooks your semi-private north facing fenced patio allowing for abundant sunlight, creating a bright and welcoming atmosphere. Beyond the living room you will find the dedicated dining room which flows into a culinary dream. The impressive gourmet kitchen features a gas range and convection oven, 20 amp outlets, LED under-cabinet lighting, Frigidaire Gallery stainless steel appliances, built-in microwave, shaker panel stained maple cabinets and rich granite counters. The laundry room with wash sink and 2-piece bathroom complete the main floor. On the upper level, the primary bedroom is detailed with elegant wainscoting, vaulted ceiling with remote operated ceiling fan and walk-in closet with custom organization. The



spa inspired 5 piece ensuite features dual vanities, an oversized soaker tub and a standalone glass shower. The second bedroom includes 2 large closets and jack-and-jill 4-piece bathroom. Venture into the fully finished basement, a flexible space ideal for relaxation and entertainment. Here you'll find a generous recreation room featuring a dry bar with bar fridge, wine rack and granite counter top. An additional bedroom with private 4-piece bathroom, large storage room and utility room completes this lower level. Permit parking available on-street and access to one garage spot allows for 2 vehicle parking. Low monthly condo fees take care of all exterior yard maintenance, irrigation, snow removal, garage utilities and more. Welcome to a thoughtfully designed residence that blends traditional style, charming location, and the tranquility of nature—welcome home to the Brownstones.

Built in 2006

### Essential Information

MLS® #	A2227275
Price	\$824,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,462
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1, 2413 2 Avenue Nw
Subdivision	West Hillhurst

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0H5

### **Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Alley Access, Garage Door Opener, Guest, Off Street, On Street, Single Garage Detached, Permit Required
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Garburator, Gas Range, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	17
Zoning	M-C1

### **Listing Details**

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