\$899,900 - 2215 2 Avenue Nw, Calgary

MLS® #A2266107

\$899,900

4 Bedroom, 4.00 Bathroom, 1,965 sqft Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to 2215 2 Avenue NW. Nestled on a picturesque, tree-lined street in the heart of West Hillhurst, this beautifully designed inner-city infill blends classic charm with thoughtful modern updates. From the inviting full brick façade and exceptional curb appeal to the sunny south-facing backyard, every detail of this home reflects pride of ownership and timeless design. Step inside to discover a bright and spacious floor plan featuring 11-foot ceilings in the living room, hardwood flooring, and a cozy gas fireplace that creates a warm and welcoming atmosphere. Just a few steps up, the formal dining area easily accommodates a large tableâ€"perfect for hosting family gatherings or entertaining friends. The adjoining kitchen is well-appointed with granite countertops, ample cabinet and counter space, and a sunny breakfast nook overlooking the private backyardâ€"an ideal setting for relaxed morning coffees or informal meals. Upstairs, the primary suite offers a vaulted ceiling, a balcony, a walk-in closet, and a private ensuite, while two additional bedrooms, a four-piece family bath, and upper-floor laundry provide comfort and convenience for the whole family. The fully developed lower level includes a spacious recreation room, an additional bedroom with a large above-grade window, and a full bathâ€"perfect for guests, teens, or a home office setup. The home's many updates add further value and peace of mind. The majority of windows were installed in 2019, the







hot water tank was replaced in 2022, and the attic insulation was upgraded approximately three years ago. The roof is roughly ten years old, and the home also features flat ceilings, upgraded window treatments, and a built-in Vacuflo system for added comfort and convenience. Outdoors, you'II love the private south-facing backyard (deeper than average), finished with antique Roman brick paving stonesâ€"a beautiful space to relax or entertain. Completing this exceptional property is a double detached garage, offering secure parking and additional storage. Located just steps from the Bow River Pathways and only minutes to Kensington, Edworthy Park, and many local favorites, this home also provides quick access to top schools, downtown, the UofC, SAIT, Foothills Medical Centre, and major roads including Crowchild Trail and Memorial Drive.

Built in 1999

Essential Information

MLS® # A2266107 Price \$899,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,965 Acres 0.07

Year Built 1999

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 2215 2 Avenue Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta
Postal Code T2N 0H1

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Jetted Tub, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas
Has Basement Yes
Basement Full

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Level

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 22nd, 2025

Days on Market 10

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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