

# \$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
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	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	Lighting, Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 17th, 2025
Days on Market	34
Zoning	DC

## Listing Details

Listing Office	eXp Realty
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