

# \$1,260,000 - 2528 2 Avenue Nw, Calgary

MLS® #A2207330

**\$1,260,000**

5 Bedroom, 5.00 Bathroom, 2,755 sqft  
Residential on 0.07 Acres

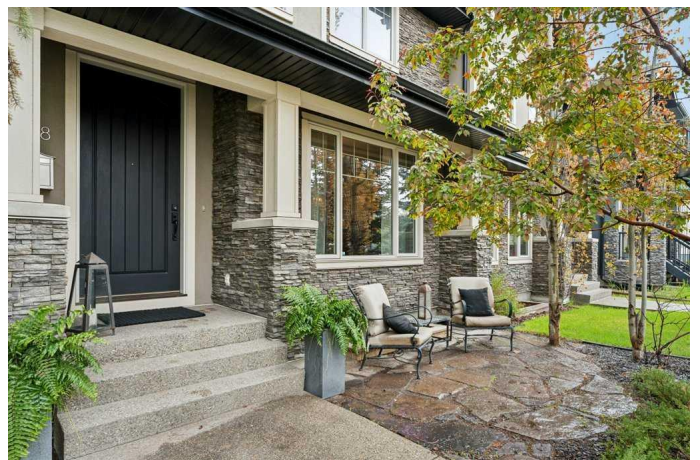
West Hillhurst, Calgary, Alberta

Welcome to this stunning West Hillhurst residence, offering over 3,669 SQ. FT. of beautifully designed living space across four fully developed levels. Thoughtfully upgraded and exceptionally maintained, this home blends timeless elegance with modern comfort in one of Calgary's most walkable and vibrant inner-city communities.

The bright and open main floor features a CHEF-INSPIRED KITCHEN with both island and peninsula seating, high-end appliances, quartz countertops, and ample cabinetry. A cozy gas fireplace anchors the inviting living room, framed by expansive windows that overlook the private, professionally landscaped backyard. A stylish dining room and a designer powder room complete the space—perfect for both everyday living and entertaining.

Upstairs, retreat to the LUXURIOUS PRIMARY SUITE with a walk-in closet and spa-like ensuite featuring a steam shower and deep soaker tub. Two additional bedrooms, a full bathroom, and laundry room make this floor ideal for families. The THIRD LEVEL OFFERS INCREDIBLE FLEXIBILITY—with a large family room, a fourth bedroom with walk-in closet, and its own ensuite, perfect for guests, teens, or a home office.

The FULLY FINISHED BASEMENT includes a spacious rec room with wet bar, a second gas fireplace, a fifth bedroom, full bath, and plenty



of storage.

Step outside into your PRIVATE BACKYARD OASISâ€”featuring a built-in gas fireplace, dining area, and low-maintenance landscaping. The OVERSIZED DOUBLE GARAGE is fully finished, insulated, and wired with 220V powerâ€”plus skylights for natural light.

Additional features include CENTRAL A/C, IRRIGATION, WATER SOFTENER, EXTERIOR LIGHTING, and a full SONOS SOUND SYSTEM throughout the home and yard.

Located just steps from the Bow River pathways, top schools, playgrounds, cafes, and all the energy of Kensingtonâ€”this home is the PERFECT BLEND OF LUXURY AND LIFESTYLE.

HOMES LIKE THIS DONâ€™T COME UP OFTEN. SCHEDULE YOUR PRIVATE SHOWING TODAY.

Built in 2012

### **Essential Information**

MLS® #	A2207330
Price	\$1,260,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,755
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side

Status Active

### Community Information

Address 2528 2 Avenue Nw  
Subdivision West Hillhurst  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2N 0H6

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Bookcases, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data  
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Water Softener  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 3  
Fireplaces Basement, Gas, Living Room, Wood Burning, Outside  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Lighting, Private Entrance  
Lot Description Back Lane, Back Yard, Few Trees, Level, Low Maintenance Landscape, No Neighbours Behind, Private, Street Lighting  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 2nd, 2025  
Days on Market 2

Zoning

R-CG

## **Listing Details**

Listing Office

RE/MAX iRealty Innovations

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