

# \$1,299,900 - 2206 1 Avenue Nw, Calgary

MLS® #A2236211

**\$1,299,900**

4 Bedroom, 4.00 Bathroom, 2,211 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to LOFT HOUSE – a standout contemporary home that blends upscale design with everyday functionality in one of the city’s most sought-after neighborhoods - West Hillhurst.

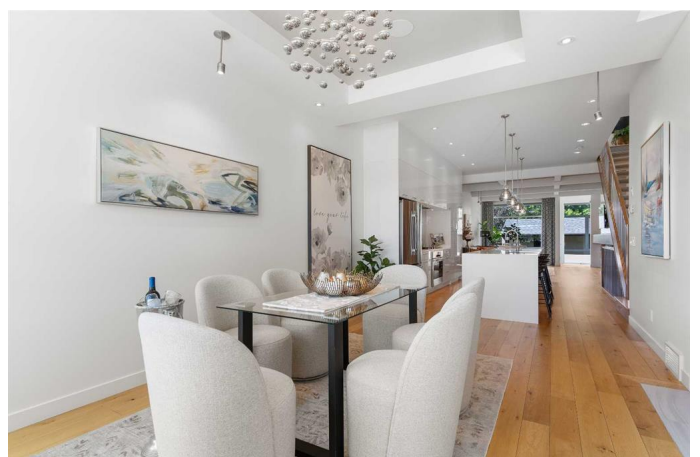
From the striking wood front door to the 10-foot coffered ceilings and wide-plank white oak floors, every detail feels intentional and refined. Designer lighting, expansive windows, and open-concept living spaces create an effortlessly stylish atmosphere.

The front dining room is perfect for hosting, while the chef’s kitchen takes center stage with a massive island, high-end appliances, and direct flow into the great room featuring custom built-ins and a sleek gas fireplace.

Upstairs, the layout is both smart and spacious, with three bedrooms, a modern family bath, and a laundry room with built-in sink. The primary suite is a true retreat with custom walk-in closet, and a spa-like ensuite with double vanities, a soaker tub, and a separate glass shower.

The fully finished basement adds even more versatility with a fourth bedroom, a large rec/media room with a wet bar, an oversized steam shower, and rough-in for in-floor heating.

Enjoy summer in the landscaped backyard,



and appreciate extras like solar panels, air conditioning, custom silhouette blinds, upgraded fixtures, and built-in speakers.

All this, just minutes from Kensington, top-rated Calgary's restaurants, schools, hospital and downtown.

LOFT HOUSE is where thoughtful design meets lifestyle. Make this incredible home your next move.

Built in 2016

**Essential Information**

MLS® #	A2236211
Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,211
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2206 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0B7

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached

# of Garages 1

## Interior

Interior Features Bar, Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Steam Room, Walk-In Closet(s)

Appliances Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator

Heating High Efficiency, In Floor, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, BBQ gas line, Private Yard

Lot Description Back Yard

Roof Asphalt

Construction Concrete

Foundation Poured Concrete

## Additional Information

Date Listed July 2nd, 2025

Days on Market 3

Zoning R-CG

## Listing Details

Listing Office The Real Estate District

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.