\$2,269,900 - 2416 4 Avenue Nw, Calgary

MLS® #A2243157

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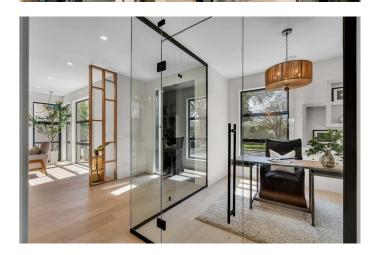
4 Bedroom, 5.00 Bathroom, 3,079 sqft Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

| BRAND NEW CUSTOM 2-STOREY DETACHED HOME | 4 BEDS | 4.5 BATHS | OVERSIZED 4 CAR GARAGE | OVER 4,300 SQFT OF LIVING SPACE | BONUS ROOM | CENTRAL VAC SYSTEM | AC UNIT | UPGRADED TANKLESS WATER SYSTEM | BASEMENT HEATED FLOOR BOILER SYSTEM | MUDROOM DOG WASH STATION | Welcome to a stunning custom-built luxury home in the well-known luxurious community West Hillhurst offering over 4,300 sqft of living space, tastefully designed with 4 bedrooms and 4.5 bathrooms. The modern architectural design complements the exterior entrance with stunning metal cladding detail, and modern stone feature designs enhance the floor-to-ceiling windows with a black and off-white stucco appearance. This home is like no other, including a detached 4-car garage with an upgraded third full-sized garage door for multi-use convenience, accessing your fully landscaped private backyard oasis. As you enter the main floor, you'll be greeted by an open concept floor plan curated for all your needs, featuring white oak hardwood upgraded on all three floors with oversized windows flooding the home with natural light. At the heart of the home, the chef's kitchen showcases top-of-the-line Jenn-Air appliances, upgraded quartz countertops, a backsplash and a hood fan with a custom island featuring its breakfast nook table. The home is dressed with Delta and Brizo Artesso fixtures throughout. A full-sized pantry and a







second butler's pantry provide additional prep and storage space, including a separate full-sized freezer and convection oven. The formal dining area and main floor full-sized wet bar are conveniently located with easy indoor to outdoor backyard access, making it easy to accommodate gatherings. Additional highlights include a main floor office upgraded with floor-to-ceiling glass walls, an exclusive alabaster lighting package, interior & exterior speakers, solid wooden 8ft doors, built-in walk-in closets in every room and upgraded in-floor heating systems in every bathroom, with custom wooden millwork throughout the home and textured plastered walls. The upper-level floor plan offers a bonus room and two generously sized bedrooms with bathroom suites. The luxurious primary suite has a floor plan with convenient access to the laundry room as you walk through a fully custom oversized walk-in closet with floor-to-ceiling built-ins. A spa-like ensuite featuring a freestanding tub, his and hers vanities, a full custom steam shower with jets and a built-in mini vacuum system. The fully developed basement enhances the home with a large open-concept recreation room, with features including a wine cellar, a wet bar, a gym, an additional bedroom, and a full bathroom. The finishes of this home are like no other, a rare gem that is a must-see!!

Built in 2025

Essential Information

MLS® # A2243157 Price \$2,269,900

Bedrooms 4

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 3,079

Acres 0.12 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 2416 4 Avenue Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta
Postal Code T2N0P2

Amenities

Parking Spaces 4

Parking Garage Door Opener, Oversized, Quad or More Detached, Alley Access,

Garage Faces Rear

Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Natural

Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Bar, Breakfast Bar, Chandelier, Central Vacuum, Low Flow Plumbing Fixtures, Recessed Lighting, Tankless Hot Water, Wet Bar, Wired for

Sound

Appliances Dishwasher, Microwave, Range Hood, Washer/Dryer, Bar Fridge,

Built-In Refrigerator, Convection Oven, Freezer, Gas Range, Wine

Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air, Full

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Decorative, Family Room, Tile

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard, Lighting

Lot Description Back Yard, Landscaped, Level, Private

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame, Concrete

Foundation Poured Concrete

Additional Information

Date Listed July 24th, 2025

Days on Market 84

Zoning R-C2

Listing Details

Listing Office Real Broker

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