

\$975,000 - 2140 1 Avenue Nw, Calgary

MLS® #A2217735

\$975,000

3 Bedroom, 4.00 Bathroom, 1,944 sqft
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to this absolutely stunning, luxury home in one of Calgary most coveted communities, West Hillhurst! This home truly has it all and is one of the most unique properties you will find in this area. The curb appeal is remarkable with beautiful landscaping and mature trees! As you enter the home, you are greeted with expansive ceiling heights and gleaming hardwood floors that invite you in to the open concept living space. The formal sitting room exudes class and offers large south facing windows, gorgeous double sided fire place and additional hexagonal shaped nook bathed in sunlight, perfect for morning coffee and a good book. The dining room is the optimal space to host dinner parties! It is large enough for a big dining room table to fit the whole family and open to your chef inspired kitchen, giving you the seamless pairing of the two spaces. The granite and ceaserstone countertops line the eat in kitchen with a ton of cupboard space, walk in pantry, wood built in bench seat, stainless steel appliances and very special sunroom style addition bringing nature into your kitchen and giving you a uniqueness to this space you will not find in other homes. The kitchen opens directly to your outdoor space including 2 decks, cooking area, fire table seating area and brick patio lined with gardens that create a very tranquil experience. A powder room half bathroom finishes the main floor before heading to the upper level. The first bedroom is a very special space with



angled ceilings and expansive windows as well as it's own 3 piece ensuite bathroom. The primary suite is something out of a fairytale! Angled ceilings, it's own gorgeous sitting area with french doors, built in wood bench with extra storage, walk in closet, and spa style ensuite with dual vanities, soaker tub and walk in shower. The upstairs laundry room finishes the upper level before heading to the basement. The lower level is completely finished with it's own gym area, entertainment/office space, another massive bedroom, and full bathroom. West Hillhurst is truly one of Calgary's best locations with walking distance access to the river and pathways, parks and playgrounds, minutes to the downtown core, quick access out the mountains, great restaurants, schools, and everything you needs to make this your family's perfect home to create future memories. Do not miss out on this opportunity to own a masterpiece in a location everyone wants to be in.

Built in 1997

Essential Information

MLS® #	A2217735
Price	\$975,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,944
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2140 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0B5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Few Trees, Front Yard, Garden, Landscaped, Level, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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