

# \$1,349,000 - 2720 4 Avenue Nw, Calgary

MLS® #A2243948

**\$1,349,000**

4 Bedroom, 4.00 Bathroom, 1,924 sqft  
Residential on 0.07 Acres

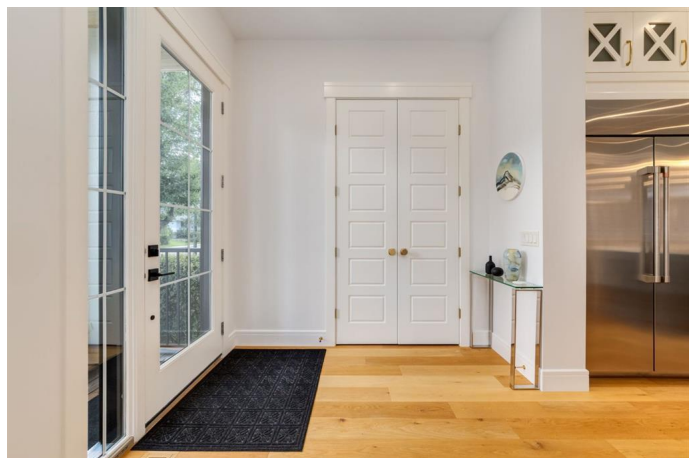
West Hillhurst, Calgary, Alberta

Step inside this beautifully designed modern farmhouse offering over 2,600 sq. ft. of developed living space in one of the city's most desirable inner-city locations. The open-concept main floor is perfect for entertaining, featuring 6" engineered hardwood, soaring ceilings, and an abundance of natural light. The chef-inspired kitchen boasts a large central island, quartz countertops, floor-to-ceiling cabinetry, and a premium gas range. A spacious living area with a gas fireplace and custom built-ins opens to the back deck with glass and metal railings for seamless indoor-outdoor living.

Upstairs, you'll find three generous bedrooms, including a private primary retreat with a walk-in closet and spa-like ensuite featuring dual sinks, a freestanding soaker tub, and a separate shower. Two additional bedrooms share a stylish full bathroom, and a dedicated laundry room adds convenience to your daily routine.

The fully finished basement offers a large family room with a wet bar, full bathroom, and a versatile fourth bedroom - ideal for guests or a home office. Additional highlights include roughed-in in-floor heating and high-quality finishes throughout.

Nestled in the heart of West Hillhurst, this home offers more than just beautiful design, it's a lifestyle. Enjoy being steps from



Helicopter Park and Bow River pathways, with easy access to Riley Park, West Hillhurst Community Association, and the vibrant shops and eateries of Kensington. Minutes to Foothills Medical Centre, Alberta Children's Hospital, top-rated schools, and just a quick commute to downtown.

Built in 2021

### **Essential Information**

MLS® #	A2243948
Price	\$1,349,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,924
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2720 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0P8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	August 1st, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Masters
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