

2533 2 Avenue NW  
Calgary, Alberta

MLS # A2281073



**\$1,399,900**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,660 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Set on a quiet cul-de-sac in WEST HILLHURST, this GORGEOUS NEW BUILD 3 STOREY DUPLEX delivers modern design, functional living and thoughtful detail in one of Calgary's most established inner-city communities. A SOUTH BACKYARD enhances natural light and outdoor enjoyment. The main floor is designed for everyday ease and entertaining, with an open layout that flows naturally between the living room, dining area and kitchen. A FIREPLACE anchors the living space, creating warmth and visual interest, while HARDWOOD FLOORING provides durability and timeless appeal. The kitchen is thoughtfully planned with generous prep space, modern cabinetry and a layout that supports both daily routines and hosting. On the second level, well-proportioned bedrooms are complemented by a primary bedroom featuring a PRIVATE ENSUITE with a DOUBLE VANITY, offering comfort, functionality and a sense of retreat. The THIRD STOREY is a standout feature, offering a flexible retreat ideal for entertaining, working or hosting guests. This level includes a PRIVATE BEDROOM well suited for overnight visitors or a quiet HOME OFFICE, enhanced by separation from the main sleeping areas below. A WET BAR supports relaxed evenings and casual gatherings, while access to TWO DECKS with both NORTH AND SOUTH EXPOSURE allows for sunlight throughout the day, outdoor breaks between meetings or private lounging above the surrounding streetscape. The basement is developed to extend living space, offering flexibility for a media room, home gym or guest area, with finishes consistent with the quality found throughout the home. The EXTERIOR showcases a striking combination of BRICK and COMPOSIT ELEMENTS, delivering a modern aesthetic with lasting durability. LANDSCAPING is planned per the approved site design,

with concrete walkways and defined outdoor spaces in place. Parking is accommodated by a DOUBLE DETACHED GARAGE accessed from the rear lane, providing secure, weather-protected parking and additional storage. WEST HILLHURST is prized for its walkability, mature tree-lined streets and strong community feel, with easy access to river pathways, parks, local shops and everyday amenities. Proximity to downtown, major routes and nearby neighbourhood favourites makes this location especially appealing for those seeking inner-city living without sacrificing comfort, privacy or connection to green space.