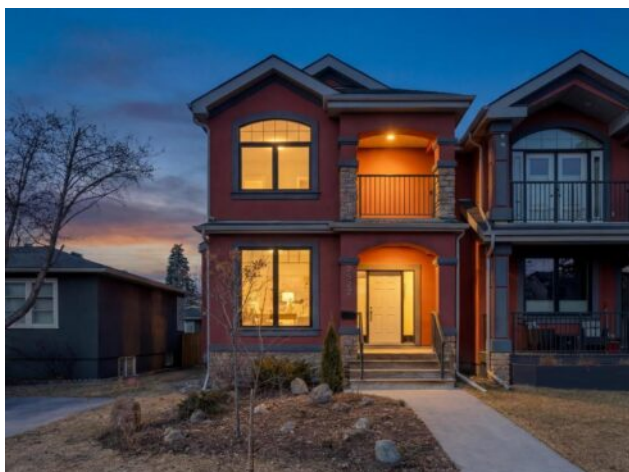


2522 1 Avenue NW  
Calgary, Alberta

MLS # A2285968



## \$859,900

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,772 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None		

Tucked into a quiet cul-de-sac in the heart of West Hillhurst (West of Crowchild Trail), this thoughtfully designed open-concept semi-detached home blends inner-city convenience with everyday comfort. Built in 2008, it offers an outdoorsy, yet urban lifestyle so many buyers are chasing: morning walks along the Bow River, coffee in Kensington, and a peaceful retreat to come home to. Just steps from the Bow River Pathway, you're surrounded by parks, green space, and mature trees, yet minutes to downtown Calgary, and the Kensington Shopping District, and quick connections via Crowchild Trail / 16th Avenue (Highway 1) for easy commuting. Quick access to the Rocky Mountains, playgrounds, a baseball diamond, dog parks and grocery amenities such as Safeway and FreshCo are a bonus (Sunterra just a 1 min walk away)! Inside, the home unfolds with warmth, intention and function. The main floor offers a dedicated office, ideal for remote work or focused study &ndash; while the living room centers around a cozy fireplace framed by two oversized windows that flood the space with natural light. A quartz countertop island anchors the L-shaped kitchen (with a pantry), offering both durability and function, perfect for everyday living and entertaining alike. Upstairs, three well-appointed bedrooms create separation and privacy, complemented by a functional and inviting primary retreat. The primary features vaulted ceilings, a quaint balcony, and large windows letting the sun fill the room. Two other bedrooms and a main bathroom complete the second floor. The fully developed basement expands your options with a fourth bedroom, full bathroom, and a generous recreation area &ndash; ideal for movie nights, a home gym, or space for growing families. Out back, a brand-new oversized composite deck creates a seamless extension of your living space. Designed to

minimize yard maintenance while still offering raised garden boxes for those with a green thumb. A double detached garage with back lane access completes the package. West Hillhurst remains one of Calgary's most enduring and desirable communities for a reason: proximity, character, and a genuine neighbourhood feel. This home captures all of it, book your showing today for a move-in ready home!