

# \$2,450,000 - 2416 4 Avenue Nw, Calgary

MLS® #A2221362

**\$2,450,000**

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® #	A2221362
Price	\$2,450,000
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	Alley Access, Garage Door Opener, Garage Faces Rear, Oversized, Quad or More Detached

### Interior

Interior Features	Bar, Breakfast Bar, Central Vacuum, 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), Built-in Features, Chandelier, Low Flow Plumbing Fixtures, Recessed Lighting, Tankless Hot Water, Wet Bar, Wired for Sound
Appliances	Dishwasher, Freezer, Microwave, Range Hood, Washer/Dryer, Bar Fridge, Built-In Refrigerator, Convection Oven, Gas Range, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile, Decorative, Family Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Lighting
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Lot Description	Back Yard, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	50
Zoning	R-C2

### **Listing Details**

Listing Office	Real Broker
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