

# \$479,900 - 2, 2123 4 Avenue Nw, Calgary

MLS® #A2221615

**\$479,900**

3 Bedroom, 2.00 Bathroom, 620 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

This is an OVER 1200 sq ft condo with 3 bedrooms and 1.5 bathrooms in a prime location in the heart of West Hillhurst. Rarely can you find such a spacious Kensington Condo at this price point. This unique design offers a spacious main floor with an updated kitchen, an open living room, and dining area with sunny south exposure. A raised bi-level style positions lower level bedrooms well above grade, with large windows in this three-bedroom condo. Plus, this rear unit enjoys a large backyard and a single detached (titled) garage! The functional kitchen provides rich maple cabinetry, stainless steel appliances, and contemporary fixtures that make cooking a joy PLUS there is a versatile main floor den or home office – perfect for today's lifestyle. There is also a sunny balcony off the dining area, ideal for morning coffee or evening relaxation. The ground-level patio deck is just right for entertaining. This prime West Hillhurst location provides unbeatable access to downtown Calgary, parks, playgrounds, and the buzzing Kensington scene. Don't miss this opportunity to make this exceptional property your own inner-city haven. Reach out today to schedule your viewing!

Built in 1971

## Essential Information

MLS® #

A2221615



Price	\$479,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	620
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level, Back Split
Status	Active

### Community Information

Address	2, 2123 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0N6

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
-------------------	---------

Lot Description	Back Lane, Back Yard, Lawn, Level
Roof	Metal
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	17
Zoning	M-C1
HOA Fees	310
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.