



\$ 1,265,000.00

## 2533 4TH AVENUE NW CALGARY

<https://paulbrinton.com>

Look no further, welcome to this modern and elegant suburb sized home conveniently located in West Hillhurst. With 3320 sq.ft of finished living space this home is a sprawling 23' wide & positioned on a 31' wide homesite. Located on a no thru road at the end of 4th avenue,...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1158666

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 17:29:13

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/26/21

**Two Piece Bath:** 1

**Lot size:** 3720 sq ft

**Year built:** 2021

**Parking:** Double Garage Detached, On Street

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas,Great Room

**Exterior Features:** Private Entrance,Private Yard,Storage

**District:** CAL Zone CC

**Inclusions:** N/A

**Total Parking:** 3

**Flooring:** Carpet,Tile,Vinyl

**Community Features:** Park,Sidewalks,Street Lights

**Fencing:** None

**Cooling:** None

**Interior Features:** Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Skylight(s),Stone Counters,Vinyl Windows,Wet Bar



**Lot Features:** Interior  
Lot,Landscaped,Level,Street Lighting  
**Heating Type:** Forced Air,Natural Gas

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full  
**Laundry features:** Laundry Room  
**Transaction Type:** For Sale  
**Photo Count:** 15  
**Construction Materials:** Brick,Stucco  
**Foundation:** Poured Concrete  
**Appliances:** Built-In  
Oven,Dishwasher,Range,Range  
Hood,Refrigerator  
**Subdivision Name:** West Hillhurst  
**Lot Size Acres:** 0.09

**Levels:** Two  
**Zoning:** R-C2  
**List Price Square Foot:** \$ 530.84  
**Rooms Above Grade:** 9  
**Suite:** No  
**Frontage Metres:** 9.45M 31`0"  
**Living Area SF:** 2383.00  
**Structure Type:** House  
**Restrictions:** None Known

