

# \$2,649,900 - 2416 4 Avenue Nw, Calgary

MLS® #A2217528

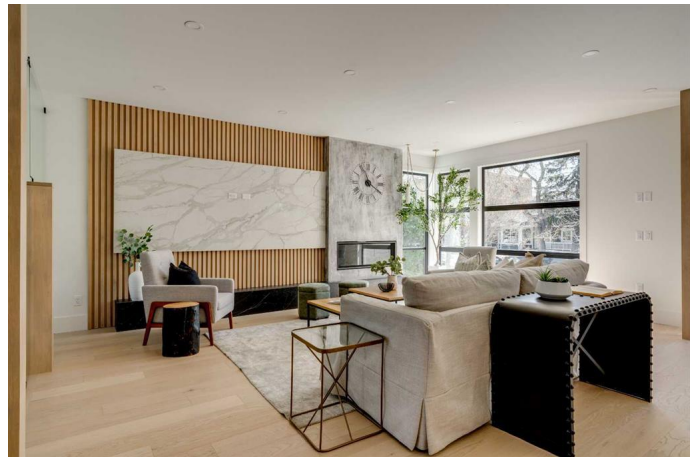
**\$2,649,900**

4 Bedroom, 5.00 Bathroom, 3,079 sqft

Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

MOVE IN END OF MAY 2025 !! | LOCATED ON A QUIET DEVELOPED STREET | BRAND NEW CUSTOM 2-STOREY DETACHED HOME | 40ft x 130ft LOT SIZE | 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 | BASMENT 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 enhancing 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, backsplash and 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, two generously sized bedrooms with their own 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 en suite 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® #	A2217528
Price	\$2,649,900
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, Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Freezer, Gas Range, Microwave, Range Hood, Washer/Dryer, Wine Refrigerator, Convection Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile, Decorative
Has Basement	Yes
Basement	Finished, Full

**Exterior**

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

**Additional Information**

Date Listed	May 3rd, 2025
Days on Market	3
Zoning	R-C2

**Listing Details**

Listing Office	Real Broker
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