

# \$2,499,900 - 2416 4 Avenue Nw, Calgary

MLS® #A2221362

**\$2,499,900**

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          | \$2,499,900 |
| 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, 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, Natural Woodwork |
| Appliances        | Bar Fridge, Built-In Refrigerator, Convection Oven, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer, Wine Refrigerator, Freezer                                                                                                                                                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                                                                    |
| Cooling           | Central Air, Full                                                                                                                                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                                                          |
| Fireplaces        | Decorative, Family Room, Gas, Tile                                                                                                                                                                                                                                                                                                         |
| 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 14th, 2025 |
| Days on Market | 33             |
| Zoning         | R-C2           |

### **Listing Details**

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

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