2407 4 Avenue NW
Calgary, Alberta

MLS # A2201016

$2,279,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,420 sq.ft.	**Age:**	2025 (0 yrs old)
Beds:	4	**Baths:**	5 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Inclusions: None

Welcome to luxury living in this stunning detached home offering over 3,000 sqft of thoughtfully designed space. From top to bottom, this residence blends elegance, functionality, and unique features that set it apart. The fully developed basement is an entertainer’s dream, complete with a spacious rec room, wet bar, bedroom, full bathroom, walk-in closet, and a private gym. A one-of-a-kind underground tunnel seamlessly connects the basement to the triple car garage, keeping you sheltered from the elements year-round. On the main floor, a grand foyer welcomes you into an open-concept layout featuring a formal dining room, hidden butler’s pantry, mudroom with a walk-in closet, and a cozy living room with a gas fireplace. A unique booth-style seating area adds charm, while the concrete patio extends the living space outdoors. The second floor is home to a spacious primary suite with a large walk-in closet and spa-like ensuite. Two additional bedrooms, each with their own ensuite, provide comfort and privacy, while the convenient upper-floor laundry completes the level. The third-floor loft elevates the home further, offering a versatile office space, wet bar with an island, entertainment area, bathroom, and a private balcony with beautiful views. A truly exceptional home in an unbeatable location—don’t miss your chance to own this one-of-a-kind masterpiece!