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2416 1 Avenue NW
Calgary, Alberta

MLS # A2189845



\$973,999

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	2,348 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Skylight(s), Vinyl Windows

Inclusions: N/A

Welcome to this 2012 built incredible home in sought after community West Hillhurst! 3000+sq ft of living space 3 storey home with 4 bedrooms, 3 full baths+2 half baths. Main floor has hardwood thru out, Living room with gas Fireplace, Office/Den, Combo Great Room and Kitchen with peninsula. Crafted cabinetry, slab granite surfaces. 2nd floor has Master with huge closet capacity, 5 pc ensuite with skylight, 2nd +3rd bedroom, 4pce bath and laundry. Bonus third story has spacious Loft for many possibilities(Gym, Theater, Office, Guest)Plus 2 pie bath! Lower has 4th bedroom, Family room,4pc bath and lots of storage. RI slab heat, Vacuum System, insulated & drywalled double garage. Walking distance to Madeleine D'Houet School & Louise Dean School. Great inner city location and access to Public Transit, Downtown, river paths, University of Calgary, Foothill, children Hospitals! Quick possession. Make it yours before the high market in Spring.