

# \$975,000 - 2140 1 Avenue Nw, Calgary

MLS® #A2217735

**\$975,000**

3 Bedroom, 4.00 Bathroom, 1,944 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to this absolutely stunning, luxury home in one of Calgary most coveted communities, West Hillhurst! This home truly has it all and is one of the most unique properties you will find in this area. The curb appeal is remarkable with beautiful landscaping and mature trees! As you enter the home, you are greeted with expansive ceiling heights and gleaming hardwood floors that invite you in to the open concept living space. The formal sitting room exudes class and offers large south facing windows, gorgeous double sided fire place and additional hexagonal shaped nook bathed in sunlight, perfect for morning coffee and a good book. The dining room is the optimal space to host dinner parties! It is large enough for a big dining room table to fit the whole family and open to your chef inspired kitchen, giving you the seamless pairing of the two spaces. The granite and ceaserstone countertops line the eat in kitchen with a ton of cupboard space, walk in pantry, wood built in bench seat, stainless steel appliances and very special sunroom style addition bringing nature into your kitchen and giving you a uniqueness to this space you will not find in other homes. The kitchen opens directly to your outdoor space including 2 decks, cooking area, fire table seating area and brick patio lined with gardens that create a very tranquil experience. A powder room half bathroom finishes the main floor before heading to the upper level. The first bedroom is a very special space with



angled ceilings and expansive windows as well as it's own 3 piece ensuite bathroom. The primary suite is something out of a fairytale! Angled ceilings, it's own gorgeous sitting area with french doors, built in wood bench with extra storage, walk in closet, and spa style ensuite with dual vanities, soaker tub and walk in shower. The upstairs laundry room finishes the upper level before heading to the basement. The lower level is completely finished with it's own gym area, entertainment/office space, another massive bedroom, and full bathroom. West Hillhurst is truly one of Calgary's best locations with walking distance access to the river and pathways, parks and playgrounds, minutes to the downtown core, quick access out the mountains, great restaurants, schools, and everything you needs to make this your family's perfect home to create future memories. Do not miss out on this opportunity to own a masterpiece in a location everyone wants to be in.

Built in 1997

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2217735               |
| Price          | \$975,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,944                  |
| Acres          | 0.07                   |
| Year Built     | 1997                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2140 1 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 0B5          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | Full                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas                                                                 |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                            |
| Lot Description   | Back Lane, Few Trees, Front Yard, Garden, Landscaped, Level, Low Maintenance Landscape, Private |
| Roof              | Asphalt Shingle                                                                                 |
| Construction      | Stone, Stucco, Wood Frame                                                                       |
| Foundation        | Poured Concrete                                                                                 |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 5             |
| Zoning         | R-CG          |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.