

# \$1,324,000 - 2720 4 Avenue Nw, Calgary

MLS® #A2243948

**\$1,324,000**

4 Bedroom, 4.00 Bathroom, 1,924 sqft  
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Step inside this beautifully designed modern farmhouse offering over 2,600 sq. ft. of developed living space in one of the city's most desirable inner-city locations. The open-concept main floor is perfect for entertaining, featuring 6" engineered hardwood, soaring ceilings, and an abundance of natural light. The chef-inspired kitchen boasts a large central island, quartz countertops, floor-to-ceiling cabinetry, and a premium gas range. A spacious living area with a gas fireplace and custom built-ins opens to the back deck with glass and metal railings for seamless indoor-outdoor living.

Upstairs, you'll find three generous bedrooms, including a private primary retreat with a walk-in closet and spa-like ensuite featuring dual sinks, a freestanding soaker tub, and a separate shower. Two additional bedrooms share a stylish full bathroom, and a dedicated laundry room adds convenience to your daily routine.

The fully finished basement offers a large family room with a wet bar, full bathroom, and a versatile fourth bedroom - ideal for guests or a home office. Additional highlights include roughed-in in-floor heating and high-quality finishes throughout.

Nestled in the heart of West Hillhurst, this home offers more than just beautiful design, it's a lifestyle. Enjoy being steps from



Helicopter Park and Bow River pathways, with easy access to Riley Park, West Hillhurst Community Association, and the vibrant shops and eateries of Kensington. Minutes to Foothills Medical Centre, Alberta Children’s Hospital, top-rated schools, and just a quick commute to downtown.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243948    |
| Price          | \$1,324,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,924       |
| Acres          | 0.07        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2720 4 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 0P8          |

**Amenities**

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

**Interior**

|                   |                                                                                                                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Built-in Features, Double Vanity, Low Flow Plumbing Fixtures, Recessed Lighting, Skylight(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Gas Range                                                                                                                                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                                          |

## Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Lighting                                                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Composite Siding, See Remarks                                                                              |
| Foundation        | Poured Concrete                                                                                            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 48               |
| Zoning         | R-CG             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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