

# \$449,900 - 1, 2123 4 Avenue Nw, Calgary

MLS® #A2209872

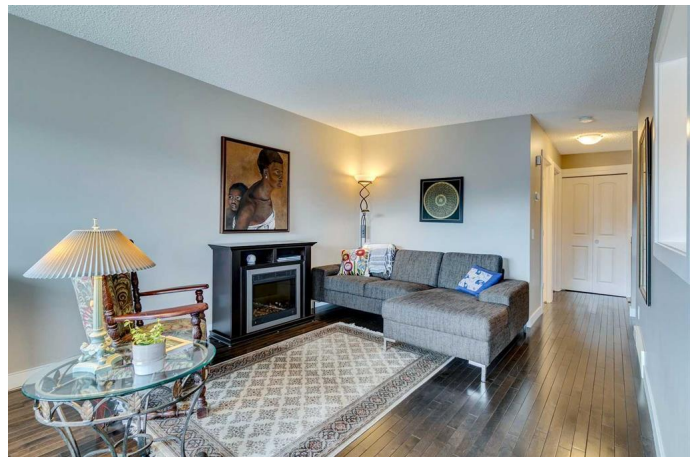
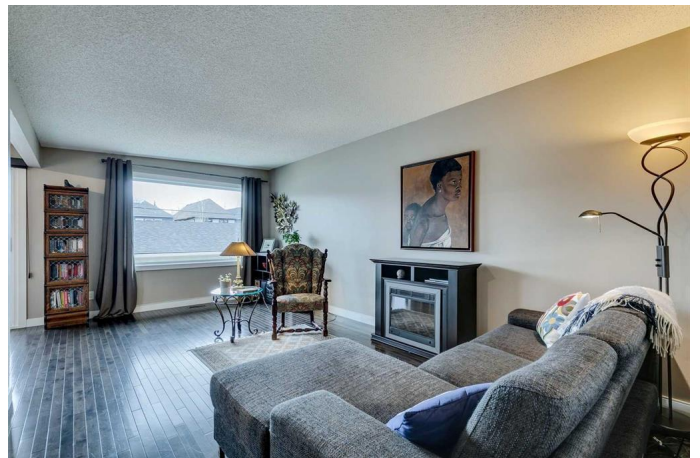
**\$449,900**

2 Bedroom, 2.00 Bathroom, 585 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Welcome to this charming and well-maintained home located in the heart of West Hillhurst, one of Calgary's most desirable inner-city communities. Offering over 1,100 sq ft of thoughtfully designed living space across two levels, this bright and inviting home is perfect for those seeking comfort, style, and an unbeatable location. The upper level features an open and spacious floor plan, with a bright and sunny kitchen and living area that welcome you the moment you step inside. The kitchen offers abundant cupboard and counter space, a Frigidaire fridge and stove, a newer microwave, a KitchenAid dishwasher, and a convenient built-in desk area – perfect for meal prep, working from home, or extra storage. Enjoy your bright, cozy living room with a large south-facing window and hardwood flooring. The balcony off the kitchen is ideal for enjoying your morning coffee or an evening glass of wine. An updated powder room with a Kohler toilet adds extra functionality to the main floor. A special bonus is a flex room that could be utilized as an office, craft room, or work-out area. Downstairs, you'll find two spacious bedrooms, including a primary retreat that easily accommodates a king-size bed. Tucked away on the lower level, the bedrooms and den stay quiet and comfortable, perfect for hot summer nights, offering a peaceful night's sleep all year-round. There is a full bathroom on the lower level as well as an



option to convert the den into a 3rd<sup>rd</sup> bedroom if you choose. A dedicated laundry room with an Inglis washer and dryer and additional in-suite storage completes the lower level. The single detached, drywalled garage offers plenty of extra storage space, including room for bikes, tools, and seasonal items, and the durable metal roof on the building along with shingles on the garage add long-term value. This quiet and impeccably maintained complex offers the best of West Hillhurst living – a vibrant, established community known for its beautiful tree-lined streets, exceptional parks, trendy cafés, and proximity to downtown. You'll love the incredible walkability to shops, services, restaurants, schools, and playgrounds, along with easy access to the Bow River's bike and walking paths, the University of Calgary, Kensington Village, and the Foothills Medical Centre. Great design, thoughtful upgrades, prime location, and exceptional value come together in this fantastic opportunity!

Built in 1971

### Essential Information

MLS® #	A2209872
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	585
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	1, 2123 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0N6

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Landscaped, Level, Street Lighting
Roof	Metal
Construction	Brick, Wood Frame, Metal Siding, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	11
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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