

\$1,545,000 - 2231 2 Avenue Nw, Calgary

MLS® #A2253662

\$1,545,000

6 Bedroom, 7.00 Bathroom, 2,950 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Modern, calm, & thoughtfully composed. This brand WEST HILLHURST semi-detached home blends clean architecture w/ warm, natural finishes across THREE LEVELS, including a loft level w/ bonus area, bright bed/office, & balcony/ DOWNTOWN VIEWS, plus a fully developed LEGAL 2-BED LOWER SUITE (approved by the city).

Step inside to a welcoming foyer w/ plenty of space to move around & manage shoes & coats, neatly stored in the built-in closet. A pocket office w/ a built-in desk provides a convenient spot for work-from-home tasks. The front dining area offers a quiet place for morning coffee & a lovely backdrop for family meals. The kitchen truly steals the show w/ the oversized island w/ seating for quick breakfasts, charcuterie nights, or laptop catch-ups. Cabinetry is full-height w/ lots of lower drawers for a modern vibe. The working wall keeps cookware & small appliances tucked away, while quartz surfaces read clean & durable.

At the back, the family room is all about comfort. The gas fireplace w/ simple built-ins gives you space for art & books, while the layout makes TV viewing effortless. Sliding patio doors to the backyard floods the room w/ light & sets up easy indoor-outdoor living. The rear mudroom is exactly where you want it, fitted w/ custom storage & a bench so shoes, bags, & dog leashes have a home. A discreet



powder room completes this level.

Upstairs, the PRIMARY SUITE feels like a retreat at the end of the day. You get a true walk-in closet & an ensuite that checks every box: DOUBLE VANITY, an oversized shower, & a FREESTANDING TUB that actually invites a soak. The secondary bedrooms features their own 4-pc ensuites & built-in closets giving families the flexibility they deserve. The LAUNDRY ROOM up here saves steps & keeps the main floor tidy.

The loft level adds space to spread out across the home, w/ a bright & spacious bedroom or optional office w/ glass partition wall & French door, w/ built-in storage. The bonus rec area features a modern & upscale wet bar, w/ access to the oversized balcony w/ downtown views! There's also a full 4-pc bath on this level for convenience!

Downstairs, the legal 2-bed suite (approved by the city), keeps the modern & upscale feel going w/ a full kitchen w/ quartz & stainless steel appliance package, good-sized living area, separate laundry, a primary bed w/ private ensuite bath, & a second bed w/ quick access to the main 4-pc bath.

Walk to neighbourhood parks for quick dog runs & fresh air. Schools are excellent here – Hillhurst School for K-6, Queen Elizabeth Junior High & Senior High just up the road, & William Aberhart High School for advanced academics & sports programs. Weekend coffee, local bakeries, & casual dining are all within minutes, & downtown is an easy commute by car, bike, or transit. River pathways make a perfect loop for a jog or sunset stroll. It's the right mix of community feel & city access.

Built in 2025

Essential Information

MLS® #	A2253662
Price	\$1,545,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	2,950
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	2231 2 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0H1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Oven-Built-In
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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 MLSÂ®, Multiple Listing ServiceÂ® 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.