

\$1,299,900 - 2206 1 Avenue Nw, Calgary

MLS® #A2236211

\$1,299,900

4 Bedroom, 4.00 Bathroom, 2,211 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to LOFT HOUSE – a standout contemporary home that blends upscale design with everyday functionality in one of the city’s most sought-after neighborhoods - West Hillhurst.

From the striking wood front door to the 10-foot coffered ceilings and wide-plank white oak floors, every detail feels intentional and refined. Designer lighting, expansive windows, and open-concept living spaces create an effortlessly stylish atmosphere.

The front dining room is perfect for hosting, while the chef’s kitchen takes center stage with a massive island, high-end appliances, and direct flow into the great room featuring custom built-ins and a sleek gas fireplace.

Upstairs, the layout is both smart and spacious, with three bedrooms, a modern family bath, and a laundry room with built-in sink. The primary suite is a true retreat with custom walk-in closet, and a spa-like ensuite with double vanities, a soaker tub, and a separate glass shower.

The fully finished basement adds even more versatility with a fourth bedroom, a large rec/media room with a wet bar, an oversized steam shower, and rough-in for in-floor heating.

Enjoy summer in the landscaped backyard,



and appreciate extras like solar panels, air conditioning, custom silhouette blinds, upgraded fixtures, and built-in speakers.

All this, just minutes from Kensington, top-rated Calgary's restaurants, schools, hospital and downtown.

LOFT HOUSE is where thoughtful design meets lifestyle. Make this incredible home your next move.

Built in 2016

Essential Information

MLS® #	A2236211
Price	\$1,299,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,211
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2206 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0B7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

# of Garages	1
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Interior

Interior Features	Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Walk-In Closet(s), Bar, Steam Room
Appliances	Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Built-In Gas Range
Heating	High Efficiency, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard
Roof	Asphalt
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2025
Days on Market	24
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District
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