



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, Walk-In Closet(s), Separate Entrance, Tray Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Oven-Built-In, Gas Cooktop
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	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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