\$1,299,900 - 2228 4 Avenue Nw, Calgary

MLS® #A2207398

\$1,299,900

3 Bedroom, 4.00 Bathroom, 2,187 sqft Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

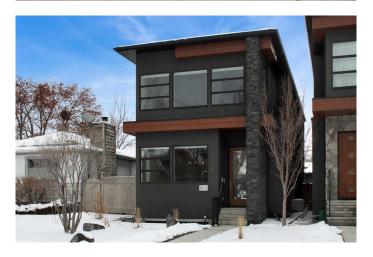
Welcome to the Stryder House, a custom-designed gem in the vibrant West Hillhurst neighborhood, brought to life by the award-winning developer Deanmark. Its striking curb appeal draws you in, but the interior will truly captivate you. From the moment you walk through the door, Deanmark's signature European design influence is unmistakable. A soothing neutral color scheme paired with soaring 10-foot ceilings, wide plank oak hardwood flooring, and a striking open riser staircase creates an atmosphere of tranquility on the main floor. Abundant natural light floods every level, making all the living spaces feel warm and inviting.

At the heart of the main level is a gourmet kitchen outfitted with top-of-the-line JennAir stainless steel appliances, including a gas cooktop, French door refrigerator, wall oven, and an impressive 14-foot quartz island with waterfall edges and pendant lighting. Flat-front cabinets and a full-wall pantry with soft-close features provide a sleek and functional finish. Adjacent is a spacious dining area perfect for family gatherings, while the elegant living room features floor -to-ceiling windows, a coffered ceiling and a chic gas fireplace framed with marble-like porcelain tiles.

The second level is anchored by the luxurious primary retreat, designed for rest and relaxation. It boasts a spa-inspired ensuite complete with a freestanding soaking tub, oversized walk-in tiled shower, a custom







double-sink vanity, quartz countertops, and heated ceramic tile flooring. A walk-in closet with built-in organizers enhances the space. The upper level also includes two spacious bedrooms, a 4-piece bathroom, and a well-equipped laundry room. The fully finished basement showcases 9-foot ceilings, a media/rec room with built-in speakers and a wet bar, a luxurious 3-piece bathroom, and a spacious gym with a massive window that can also function as the fourth bedroom. Finally. step outside to a thoughtfully designed backyard featuring an expanded deck with a pergola and string lights, ideal for summer entertaining.

Additional upgrades to the home include central air conditioning, a radon mitigation system, smart locks, an insulated and finished double garage with EV charging, low-maintenance landscaping, and a new water softener. Over \$25,000 has been spent on upgrades in the last few years alone. Impeccably maintained and move-in ready, this home is steps from schools, river pathways, shops, and parks, offering a perfect blend of craftsmanship and convenience. Check out the 3D tour for a more immersive view into the property and book your private viewing today!

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2016

Built in 2016

MI 00 "

Year Built

Essential Information

MLS® #	A2207398
Price	\$1,299,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,187
Acres	0.07

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 2228 4 Avenue Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta
Postal Code T2N 0N7

Amenities

Parking Spaces 2

Parking Alley Access, Double Garage Detached, Garage Door Opener, Garage

Faces Rear, Insulated, In Garage Electric Vehicle Charging Station(s)

of Garages 2

Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Wet Bar, Wired for Sound

Appliances Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range

Hood, Refrigerator, Washer, Window Coverings, Bar Fridge

Heating Central, High Efficiency, Forced Air, Humidity Control

Cooling Central Air, ENERGY STAR Qualified Equipment

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Lighting, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Low

Maintenance Landscape, Private, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office CIR Realty

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