

# \$689,500 - 2102 4 Avenue Nw, Calgary

MLS® #A2203793

**\$689,500**

2 Bedroom, 3.00 Bathroom, 1,441 sqft

Residential on 0.00 Acres

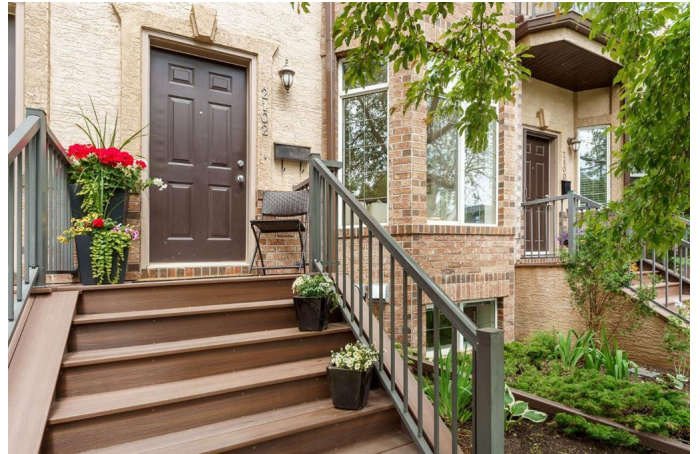
West Hillhurst, Calgary, Alberta

Welcome to West Hillhurst—where timeless brownstone charm meets modern inner-city living. Tucked away on a quiet, tree-lined street, this beautifully designed walk-up townhome blends classic New York architecture with contemporary comfort and over 1,600 sq ft of stylish, functional living space (including the fully developed basement).

Step inside to soaring ceilings and sun-soaked, south-facing windows that brighten up the main floor. The open-concept layout is perfect for entertaining or just relaxing in style, featuring a cozy gas fireplace, maple hardwood floors, and a sunny front living room that feels like your own downtown retreat.

The kitchen is built for both function and flair, with granite countertops, ample cabinetry, a center island, stainless steel appliances, gas stove, and a fridge with water + ice dispenser. A phantom screen door opens to the rear upper deck—ideal for morning coffee or evening wind-downs. Bonus perks: main floor laundry, a guest powder room, and a comfortable dining area.

Upstairs, you'll find two large bedrooms, each with its own private ensuite, and the primary suite boasts a generous walk-in closet. The developed basement offers a flexible rec



room, extra storage, and direct access to your oversized single attached garage.

Outside? Enjoy professionally maintained front gardens with in-ground irrigation, brand new shingles and eavestroughs, and a freshly updated deck coming soon.

All this just minutes from the river pathways, Kensington, downtown, and some of Calgary’s best local spots. If you’re looking for inner-city sophistication with classic charm”this is the one.

Built in 2000

**Essential Information**

MLS® #	A2203793
Price	\$689,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,441
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	2102 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0N5

**Amenities**

Amenities	Storage
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Mid Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, See Remarks

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Corner Lot, Low Maintenance Landscape, Private, See Remarks, Views, Level
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	4
Zoning	M-C1

## Listing Details

Listing Office	The Real Estate District
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