2407 4 Avenue NW

Calgary | Active | MLS® A2340450

$2,149,000









Bedrooms	Bathrooms	Year Built	Living area
5	**6**	**2026**	**3,420.36 sq. ft.**

Your next move starts with a conversation.

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Listed by eXp Realty

A closer look

** OPEN HOUSE: Sunday, November 22nd 2-4pm ** Welcome to exceptional luxury living in this stunning detached home, offering over 3,000 sq. ft. of thoughtfully designed space across three levels. Blending sophisticated finishes, incredible functionality, and truly unique features, this home offers a lifestyle unlike any other.

The fully developed basement is designed for entertaining and relaxation, featuring a spacious recreation room, wet bar, bedroom, full bathroom, walk-in closet, and private gym. One of the home's standout features is the one-of-a-kind underground tunnel connecting the basement directly to the triple-car garage, providing a sheltered path between the spaces year-round.

The main floor welcomes you with a grand foyer and an inviting open-concept layout. A formal dining room, hidden butler's pantry, spacious mudroom with walk-in closet, and comfortable living room with a gas fireplace create an ideal balance of elegance and everyday functionality. A unique booth-style seating area adds character, while the concrete patio provides a seamless extension of the living space outdoors.

Upstairs, the spacious primary suite offers a large walk-in closet and spa-inspired ensuite. Two additional bedrooms, each with their own ensuite, provide exceptional comfort and privacy, while the conveniently located upper-floor laundry adds everyday ease.

The third-floor loft is an entertainer's dream, featuring a versatile office, wet bar with island, expansive entertainment area, bathroom, and private balcony with beautiful views.

Now including central air conditioning and all appliances, this exceptional home is complete and ready to enjoy. Offering an unmatched combination of luxury, versatility, and one-of-a-kind design, this is a truly remarkable opportunity in an unbeatable location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340450
Bedrooms	5
Bathrooms	6
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	3,420.36 sq. ft.
Main Level Finished Area:	1,194 sq. ft.
Acreage:	No
Lot Area:	4,347 sq. ft.
Lot Frontage:	33'
Front Exposure:	North
Levels:	Three Or More
Total Rooms Above Grade:	13
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	6.0 (Full:5, Half:1)
Num Ensuite Baths:	3
Plan:	2412139
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes

Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 16'5" × 16'5" ·
Main Floor	Pantry · 12'2" × 5'6" ·
Main Floor	Foyer · 13'6" × 7'1" ·
Main Floor	Other · 10' × 6'2" ·
Main Floor	Other · 24' × 9' ·
Main Floor	Kitchen · 12'11" × 9'7" ·

Main Floor	Dining Room · 12' × 11'3" ·
Main Floor	Mud Room · 6'2" × 5'10" ·
Main Floor	Other · 24' × 10' ·
2nd Floor	Bedroom - Primary · 15' × 13'5" ·
2nd Floor	Walk-In Closet · 12'5" × 8'3" ·
2nd Floor	Bedroom · 11'9" × 11'6" ·
2nd Floor	Laundry · 7'6" × 5'8" ·
2nd Floor	Bedroom · 11'9" × 11'1" ·
3rd Floor	Game Room · 17'8" × 13'11" ·
3rd Floor	Other · 10' × 8'8" ·
3rd Floor	Bedroom · 23' × 14' ·
3rd Floor	Balcony · 23'11" × 11' ·
Basement	Bedroom · 10'8" × 10'8" ·
Basement	Game Room · 21'6" × 13' ·
Basement	Walk-In Closet · 4'8" × 4'2" ·
Basement	Mud Room · 14'9" × 4'10" ·
Basement	Exercise Room · 11'7" × 10'5" ·
Basement	Other · 6'11" × 6'8" ·
Basement	Furnace/Utility Room · 12'7" × 5'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony, Other, Private Yard
Patio And Porch Features:	Balcony(s), Front Porch, Other
Lot Features:	Back Lane, Back Yard, Landscaped, Rectangular Lot

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Aug 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2407-4-avenue-nw-calgary-a2340450/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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