2412 1 Avenue NW

Calgary | Active | MLS® A2352052

$1,474,900









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**2,191.09 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

* OPEN HOUSE | NOV. 20, 5:30-7:30PM | NOV. 21, 3-5PM * ENJOY THE BEAUTIFUL FALL IN WEST HILLHURST! Surrounded by parks, pathways, and vibrant Kensington amenities - you won’t want to miss this PREMIUM LUXURY DETACHED home complete w/ 4-BEDS (plus a gym in the basement), LARGE BACKYARD, high-end finishes, & luxury upgrades including engineered hardwood flooring, 10’ ceilings, & custom detailing throughout.

The open-concept main floor features a HOME OFFICE with views into the main living/dining areas and an impressive, upscale kitchen. It offers custom-built cabinetry, a large central island, a flush eating bar, premium stainless-steel BOSCH appliances, a large pantry & a built-in custom range hood. The spacious living room enjoys an inset gas fireplace w/ tile surround & built-in cabinetry w/ large sliding glass doors that take you out to the FULLY LANDSCAPED backyard. A side mudroom with a custom closet keeps your family organized & a gorgeous powder room finishes off the main floor.

The second level hosts the primary suite featuring a vaulted ceiling, a large closet w/ extensive built-ins, & a 5-pc ensuite w/ dual vanity, heated floors, large glass enclosed shower, a free-standing soaker tub, & a private water closet. Two additional bedrooms have custom closets & their own ENSUITE w/ quartz counters, an under-mount sink, & walk-in shower.

The fully finished basement makes the perfect entertainment space with a large family room, wet bar w/ sink, 4th bedroom w/ a walk-in closet & easy access to a 4pc bathroom. A large HOME GYM area nicely completes this level.

West Hillhurst is a highly sought-after inner-city community known for its tree-lined streets, proximity to the Bow River pathways, and easy access to downtown. Enjoy walking or biking along the river, visiting nearby parks and playgrounds, or spending time in the popular Kensington district with its boutique shops, cafés, and restaurants. The community also features the West Hillhurst Community Association with fitness facilities, programs, and year-round activities.

Commuting is effortless with quick access to Crowchild Trail, Memorial Drive, and downtown Calgary just minutes away. This is the perfect house and community to call home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352052
Bedrooms	4
Bathrooms	5
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:	2 Storey
Total Living Area:	2,191.09 sq. ft.
Main Level Finished Area:	1,039.02 sq. ft.
Upper Level Finished Area:	1,152.07 sq. ft.
Below Grade Finished Area:	926.13 sq. ft.
Acreage:	No
Lot Area:	3,245 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	3710

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
Builder:	SL Custom Homes
New Constr.:	Yes
Construction Material:	Concrete, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 15'11" × 13'8" ·

Main Floor	Kitchen · 22'9" × 13'8" ·
Main Floor	Dining Room · 12' × 10'3" ·
Main Floor	Office · 9'10" × 9'4" ·
Main Floor	Foyer · 10'3" × 9'7" ·
2nd Floor	Bedroom - Primary · 15'11" × 15' ·
2nd Floor	Walk-In Closet · 8'7" × 5'9" ·
2nd Floor	Bedroom · 12'6" × 9'7" ·
2nd Floor	Bedroom · 11'2" × 9'7" ·
2nd Floor	Laundry · 7'10" × 6' ·
Lower Level	Exercise Room · 12'11" × 8'11" ·
Lower Level	Bedroom · 14'10" × 12'4" ·
Lower Level	Other · 8' × 4'3" ·
Lower Level	Game Room · 31'4" × 14'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, City Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG

Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2412-1-avenue-nw-calgary-a2352052/

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