2531 2 Avenue NW

Calgary | Active | MLS® A2351033

$1,199,900













Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,954 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage METRO

A closer look

Brand new luxury built duplex by Glint Homes located on a quiet street in the highly sought-after community of West Hillhurst! This stunning north-facing home offers a bright open-concept main floor featuring a spacious dining area, designer kitchen with a large island, premium Bosch appliances, and an open living room filled with natural light. Step through the patio doors into the sunny south-facing fully landscaped backyard complete with a deck and double detached garage. The main floor is finished with a functional mudroom and convenient 2-piece powder room. Upstairs features 3 spacious bedrooms and 2 full bathrooms. The primary retreat offers his & hers closets and a luxurious 5-piece ensuite with rough-in for a steam shower. Two additional generously sized bedrooms, a full family bathroom, and upper floor laundry complete this level. The fully developed basement adds exceptional living space with a large Rec room, gym/flex room, full bathroom, and guest bedroom. Ideally located within walking distance to the Bow River pathways and just minutes to Foothills Medical Centre, Alberta Children's Hospital, University of Calgary, Kensington, downtown Calgary, parks, restaurants, shopping, and many other amenities. Exceptional quality, thoughtful design, and an unbeatable inner-city location make this home a must-see!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351033
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,954 sq. ft.
Main Level Finished Area:	920.67 sq. ft.

Upper Level Finished Area:	1,033.67 sq. ft.
Below Grade Finished Area:	940.67 sq. ft.
Lot Area:	5,995 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	330AB
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood

Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
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:	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 20' × 11' ·
Main Floor	Dining Room · 13'3" × 13' ·
Main Floor	Kitchen · 17'8" × 13'3" ·
Main Floor	Office · 7'6" × 6'5" ·
Upper Level	Bedroom - Primary · 14' × 12' ·
Upper Level	Bedroom · 12'10" × 11'6" ·
Upper Level	Bedroom · 12'10" × 11'6" ·
Upper Level	Laundry · 7'8" × 5' ·
Basement	Game Room · 18'2" × 17'10" ·
Basement	Bedroom · 12'6" × 10'11" ·
Basement	Furnace/Utility Room · 9' × 6'10" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2531-2-avenue-nw-calgary-a2351033/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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