2608 4 Avenue NW

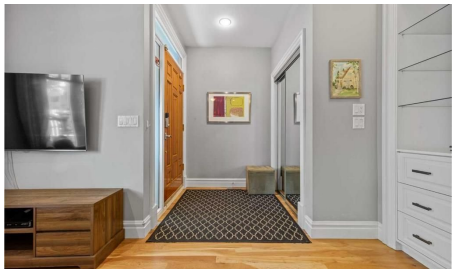
Calgary | Active | MLS® A2320383

$895,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2000**	**1,806.35 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

OPEN HOUSE Saturday Nov. 7th & Sunday Nov. 8th 1-3pm. Welcome to this beautifully maintained, south-facing home in the highly sought-after community of West Hillhurst, where inner-city living meets nature and convenience. It's just steps from the Bow River pathway system, Helicopter Park and the Karl Baker Off-Leash Dog Park, with quick access to Foothills Hospital, trendy Kensington, great dining and Calgary's vibrant downtown core.

Inside, the main floor showcases rich hardwood flooring and a warm, inviting layout, with a cozy gas fireplace anchoring the living space. The kitchen is made for everyday living and entertaining, with a central island and granite countertops.

The upper level offers three generously sized bedrooms, including a spacious primary retreat with a walk-in closet and a private ensuite featuring a relaxing soaker tub and separate shower. An added convenience is the upstairs laundry(washer & dryer 2026), making everyday living that much easier.

The beautifully updated lower level (2021) adds even more living space, with a fourth bedroom, a 3-piece bathroom, a large games room and a bar area, ideal for hosting friends, movie nights or overnight guests. Comfort comes standard with central air conditioning (2023) and a brand-new furnace (2025). Out back, the rear yard and double detached garage complete the package.

This exceptional home combines comfort, thoughtful updates and an unbeatable location, making it perfect for professionals, families and anyone looking to experience the best of inner-city Calgary living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2320383
Bedrooms	4
Bathrooms	4
Year Built	2000
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:	1,806.35 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2000 (Age: 26)
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:	2
Plan:	331AB
Heating:	In Floor, Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Plastic shelving in storage, metal shelving in furnace room,
Restrictions:	None Known
Main Floor	Dining Room · 14'6" × 11'3" ·
Main Floor	Kitchen · 20'8" × 11'9" ·
Main Floor	Living Room · 16'10" × 14' ·
Main Floor	Mud Room · 7'6" × 6'6" ·
Main Floor	Library · 8'2" × 7'5" ·
Upper Level	Bedroom · 17'5" × 9'6" ·
Upper Level	Bedroom · 12'2" × 9'6" ·
Upper Level	Bedroom - Primary · 16'1" × 11'5" ·

Basement	Bedroom · 18'5" × 18'5" ·
Basement	Game Room · 18'10" × 18'6" ·
Basement	Storage · 13'2" × 4'8" ·
Basement	Furnace/Utility Room · 8'8" × 7' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage
Exterior Features:	BBQ gas line, Storage
Patio And Porch Features:	Deck, Patio, Pergola, Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2608-4-avenue-nw-calgary-a2320383/

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