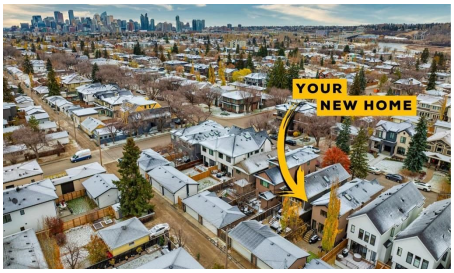
2716 4 Avenue NW

Calgary | Active | MLS® A2354444

$900,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2005**	**1,886.62 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Tucked away on a beautiful tree-lined street in a quiet part of West Hillhurst, this inviting home offers inner-city living with a relaxed, neighbourhood feel. With the shops and restaurants of Kensington just a few minutes away as well as easy access to Crowchild Trail and downtown, it is no wonder why so many home buyers covet this area!

Featuring 2,590 SqFt of developed space, 4 bedrooms and 3.5 bathrooms, the layout feels open while still giving each area its own purpose. At the front of the main floor, a bright office is surrounded by windows and finished with wainscotting and crown moulding. 9ft flat painted ceilings further complement this level as you walk past the defined dining area that leads into the kitchen and living room.

As you go upstairs you will find that all three bedrooms are nicely sized with ample closet space. Two of the three bedrooms also feature vaulted ceilings, with one of those being the primary suite. Speaking of the primary suite, prepare to be impressed by your 6pc ensuite with an oversized full tile shower that has body jets and multiple shower heads. Sit back and relax in your standalone jetted soaker tub while looking up at the sky above with your well placed skylight that keeps the bathroom nice and sunny.

The fully finished basement has hydronic in-floor heating throughout and keeps the fourth bedroom well separated from the rec room and media area, so guests or teenagers can have their own private space. As if that wasn't all good enough, your mechanical systems were updated in the last 3 years with a new furnace, hot water tank and A/C.

A well-planned home on a great street in one of Calgary’s most walkable and desirable inner-city neighbourhoods. What more could you ask for!?

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354444
Bedrooms	4
Bathrooms	4
Year Built	2005
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:	1,886.62 sq. ft.
Main Level Finished Area:	917.65 sq. ft.
Upper Level Finished Area:	968.97 sq. ft.
Below Grade Finished Area:	704.02 sq. ft.
Acreage:	No
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2005 (Age: 21)
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:	331AB
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas, Living Room, Primary Bedroom
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:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Blinds, TV Wall Mount
Restrictions:	None Known
Main Floor	Kitchen · 10'11" × 9'7" ·
Main Floor	Breakfast Nook · 10'8" × 8'2" ·
Main Floor	Dining Room · 15'6" × 11'7" ·
Main Floor	Living Room · 15'6" × 14'8" ·
Main Floor	Office · 11' × 11' ·
Upper Level	Laundry · 4'11" × 2'9" ·

Upper Level	Bedroom - Primary · 16' × 12' ·
Upper Level	Bedroom · 16' × 11' ·
Upper Level	Bedroom · 12'9" × 10'4" ·
Upper Level	Walk-In Closet · 7'11" × 5'3" ·
Basement	Living Room · 21'5" × 14'10" ·
Basement	Bedroom · 10'4" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2716-4-avenue-nw-calgary-a2354444/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.