

\$899,900 - 2215 2 Avenue Nw, Calgary

MLS® #A2266107

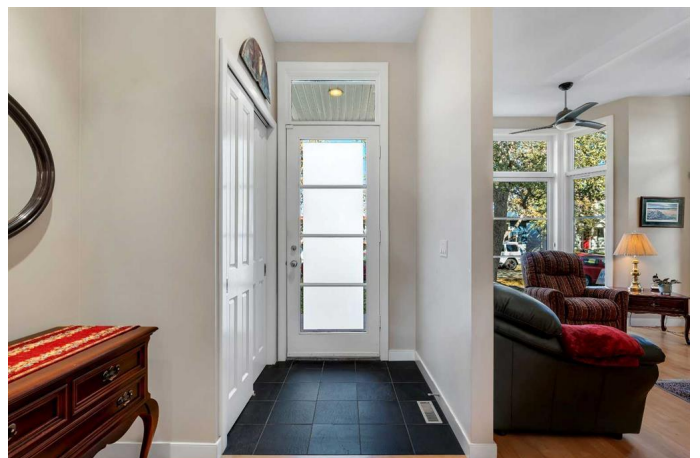
\$899,900

4 Bedroom, 4.00 Bathroom, 1,965 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to 2215 2 Avenue NW. Nestled on a picturesque, tree-lined street in the heart of West Hillhurst, this beautifully designed inner-city infill blends classic charm with thoughtful modern updates. From the inviting full brick façade and exceptional curb appeal to the sunny south-facing backyard, every detail of this home reflects pride of ownership and timeless design. Step inside to discover a bright and spacious floor plan featuring 11-foot ceilings in the living room, hardwood flooring, and a cozy gas fireplace that creates a warm and welcoming atmosphere. Just a few steps up, the formal dining area easily accommodates a large table—perfect for hosting family gatherings or entertaining friends. The adjoining kitchen is well-appointed with granite countertops, ample cabinet and counter space, and a sunny breakfast nook overlooking the private backyard—an ideal setting for relaxed morning coffees or informal meals. Upstairs, the primary suite offers a vaulted ceiling, a balcony, a walk-in closet, and a private ensuite, while two additional bedrooms, a four-piece family bath, and upper-floor laundry provide comfort and convenience for the whole family. The fully developed lower level includes a spacious recreation room, an additional bedroom with a large above-grade window, and a full bath—perfect for guests, teens, or a home office setup. The home's many updates add further value and peace of mind. The majority of windows were installed in 2019, the



hot water tank was replaced in 2022, and the attic insulation was upgraded approximately three years ago. The roof is roughly ten years old, and the home also features flat ceilings, upgraded window treatments, and a built-in Vacuflo system for added comfort and convenience. Outdoors, youâ€™ll love the private south-facing backyard (deeper than average), finished with antique Roman brick paving stonesâ€”a beautiful space to relax or entertain. Completing this exceptional property is a double detached garage, offering secure parking and additional storage. Located just steps from the Bow River Pathways and only minutes to Kensington, Edworthy Park, and many local favorites, this home also provides quick access to top schools, downtown, the UofC, SAIT, Foothills Medical Centre, and major roads including Crowchild Trail and Memorial Drive.

Built in 1999

Essential Information

MLS® #	A2266107
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,965
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2215 2 Avenue Nw
Subdivision	West Hillhurst

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0H1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.