

# \$689,500 - 2102 4 Avenue Nw, Calgary

MLS® #A2203793

**\$689,500**

2 Bedroom, 3.00 Bathroom, 1,441 sqft

Residential on 0.00 Acres

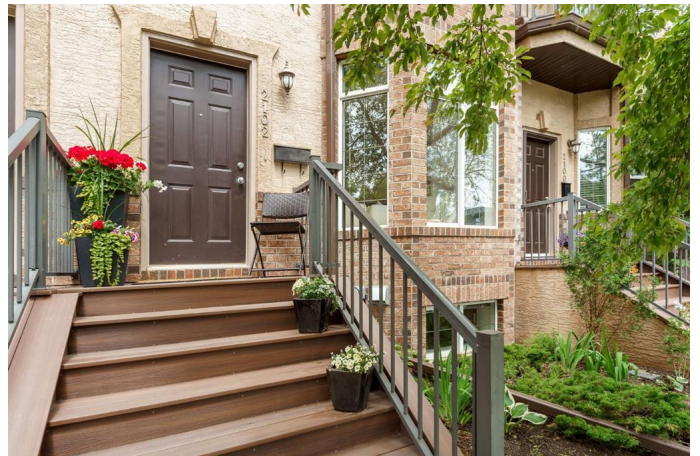
West Hillhurst, Calgary, Alberta

Welcome to West Hillhurst—where timeless brownstone charm meets modern inner-city living. Tucked away on a quiet, tree-lined street, this beautifully designed walk-up townhome blends classic New York architecture with contemporary comfort and over 1,600 sq ft of stylish, functional living space (including the fully developed basement).

Step inside to soaring ceilings and sun-soaked, south-facing windows that brighten up the main floor. The open-concept layout is perfect for entertaining or just relaxing in style, featuring a cozy gas fireplace, maple hardwood floors, and a sunny front living room that feels like your own downtown retreat.

The kitchen is built for both function and flair, with granite countertops, ample cabinetry, a center island, stainless steel appliances, gas stove, and a fridge with water + ice dispenser. A phantom screen door opens to the rear upper deck—ideal for morning coffee or evening wind-downs. Bonus perks: main floor laundry, a guest powder room, and a comfortable dining area.

Upstairs, you'll find two large bedrooms, each with its own private ensuite, and the primary suite boasts a generous walk-in closet. The developed basement offers a flexible rec



room, extra storage, and direct access to your oversized single attached garage.

Outside? Enjoy professionally maintained front gardens with in-ground irrigation, brand new shingles and eavestroughs, and a freshly updated deck coming soon.

All this just minutes from the river pathways, Kensington, downtown, and some of Calgary’s best local spots. If you’re looking for inner-city sophistication with classic charm”this is the one.

Built in 2000

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2203793      |
| Price          | \$689,500     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,441         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2102 4 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 0N5          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Storage                |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Vaulted Ceiling(s)                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Mid Efficiency                                              |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas, Great Room                                                                      |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, See Remarks                                                                |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                              |
| Lot Description   | Back Lane, Corner Lot, Low Maintenance Landscape, Private, See Remarks, Views, Level |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Brick, Stucco, Wood Frame                                                            |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 6                |
| Zoning         | M-C1             |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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