

**2204 2 Avenue NW**  
**Calgary, Alberta**

**MLS # A2184958**



**\$899,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	1,849 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** N/A

A rare opportunity to own an architectural masterpiece! This extraordinary home, designed by nationally renowned architect Jack Long, stands as a testament to innovative design and modern living. Situated in highly sought-after neighbourhood of Hillhurst. This property has been thoughtfully updated with a newly renovated kitchen, fresh flooring, and vibrant paint throughout. From the striking architectural lines to the abundant natural light and unique layout, this home truly stands apart from other infills. The main floor is designed for both functionality and style, featuring a spacious living room, an elegant dining area, and a sunken kitchen with bold, contemporary details. The cozy family room boasts a wood-burning fireplace and opens onto a newly finished deck, perfect for outdoor gatherings. The upper level offers two generously sized bedrooms with vaulted ceilings and walk-in closets, along with a luxurious master suite. This private retreat features windows on all sides, including a stunning diamond-shaped accent window, and a spa-like ensuite just steps above the main level. The fully developed basement expands the living space with a versatile family room, rough-in for a wet bar, a laundry room with a sink, a full bathroom, and a large recreation area. Tastefully landscaped and perfectly positioned, this home is just steps away from kid-friendly parks, the vibrant shops on 19th Street, Kensington, and downtown. Virtual tour is available call today for your private showing!