

# \$1,349,000 - 2026 1 Avenue Nw, Calgary

MLS® #A2262777

**\$1,349,000**

4 Bedroom, 4.00 Bathroom, 2,236 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to West Hillhurst, one of Calgary's most coveted inner-city neighborhoods.

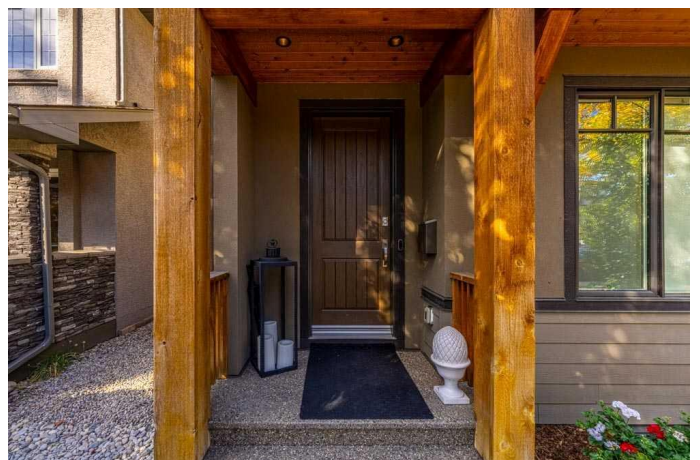
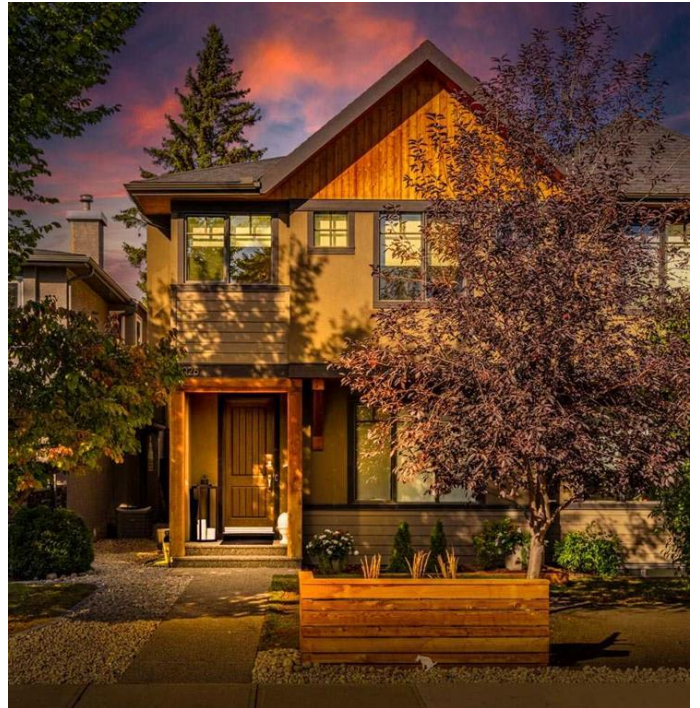
Tree-lined streets, river-path access, minutes to downtown, and a real sense of community you won't find everywhere. Right here on 1 Avenue NW is a home that takes craftsmanship, comfort, and design to another level.

This isn't just another modern infill. This is a timeless, custom-built residence where every inch, over 3,200 square feet has been meticulously designed and finished by hand. It blends modern elegance with true artisan detail the kind you rarely see anymore.

Step inside and you'll immediately feel the difference. Champagne oak hardwood floors, flat 9-foot ceilings, skylights, and an open-riser staircase flood the home with light and warmth - complemented by ceiling speakers with a 3-zone Sonos system. You'll notice solid doors, exceptional millwork, and custom built-ins that make organization effortless.

At the heart of the home, the gourmet kitchen is a showstopper. Two expansive quartz islands, professional SS appliances including a 6-burner gas range and white-oak cabinetry with custom stain and under-cabinet lighting.

You'll love the private den, framed by a handcrafted barn door, ideal for working from



home and the formal dining area, with its picture window that makes every meal feel special.

The living room feels open yet cozy, anchored by custom shelving and 8-foot sliding glass doors that lead to a spacious rear patio featuring a \$10k glass-top pergola, the ultimate space for entertaining or relaxing in the summer evenings.

Upstairs, the primary suite is your private retreat. A beautiful dressing area featuring custom built-in his-and-hers closets. The ensuite rivals a luxury hotel: heated floors, dual vessel sinks, a curbless steam shower with body sprays and rain shower, and a soaker tub set against a tiled feature wall under a skylight. It's the kind of bathroom that makes you look forward to mornings or never leaving at all.

Two additional large bedrooms, sharing a main bath with dual sinks and a pocket door for multi-use convenience. Even the laundry room is designed with purpose that's functional, bright, and perfectly placed.

Downstairs, the lower level continues to impress. An expansive media room with wall-to-wall custom built-ins, surround sound, and a wet bar finished with black granite and shelving. There's also a flex room with cork flooring, a spacious guest bedroom, and a 4-piece bath.

Outside, enjoy a private landscaped yard that's peaceful and low-maintenance. Recent upgrades include pantry pull-outs, new designer lighting, a filtered water faucet, privacy fencing, flower beds and rock features. This is outdoor living done right.

You're minutes from the Bow River

Pathway, Kensington's caf  s, Foothills Hospital, and Calgary's top schools. Homes of this caliber in West Hillhurst rarely come up. Built to far exceed today's new construction, this is where timeless craftsmanship meets modern living.

Built in 2016

### Essential Information

MLS�� #	A2262777
Price	\$1,349,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,236
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2026 1 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N0B3

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier,
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	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Steam Room, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Skylight(s)
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Humidity Control, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Marble
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 9th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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