

# \$1,149,900 - 2911 4 Avenue Nw, Calgary

MLS® #A2218743

**\$1,149,900**

4 Bedroom, 4.00 Bathroom, 1,863 sqft

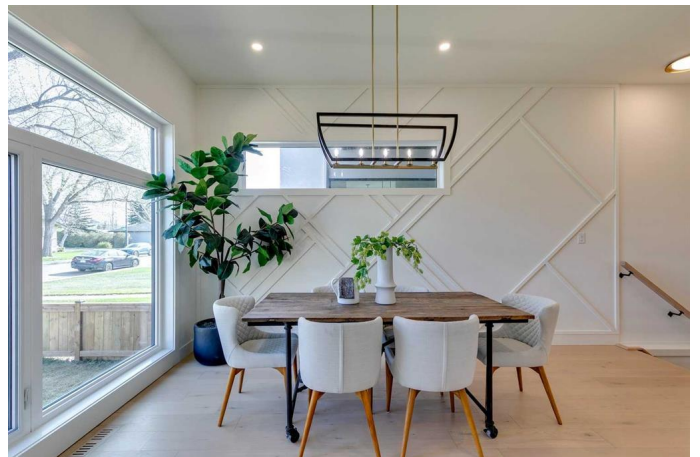
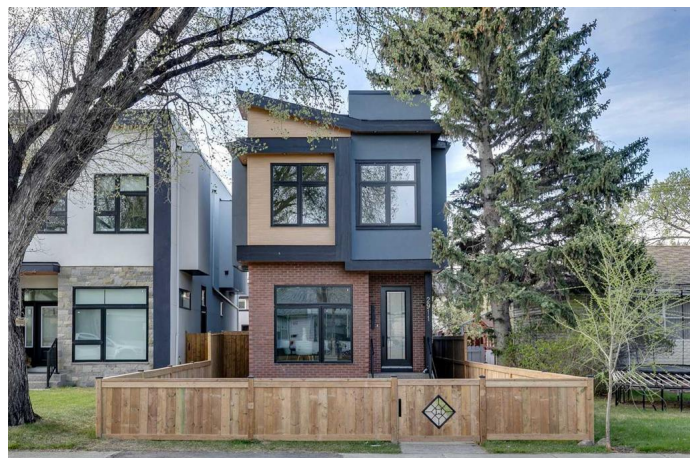
Residential on 0.06 Acres

Parkdale, Calgary, Alberta

\*\*\*OPEN HOUSE SAT/SUN 11am-3pm\*\*\*

Sophisticated Living in a Premier New Build

This exquisite new residence sets a benchmark for luxury and craftsmanship, showcasing premium finishes and exceptional attention to detail throughout. From the moment you enter the grand foyer, the soaring 10-foot ceilings on the main floor create a sense of spacious elegance. Designed for both entertaining and everyday living, the expansive dining area flows effortlessly into a chef-inspired kitchen. At the heart of this space is a striking 13-foot, two-tier waterfall island topped with quartz, complemented by full-height white cabinetry, a quartz backsplash, and high-end gourmet appliances. Culinary enthusiasts will appreciate the built-in Jennair refrigerator, sleek Bosch gas range, built-in microwave, and stylish black Moen fixtures. Thoughtful additions include a Kohler sink, reverse osmosis water system, under-cabinet lighting, rough-in for toe-kick central vacuum, and a garburator. The living room is equally impressive, anchored by a custom-built Napoleon gas fireplace with seamless one-piece tile cladding. An 8-foot, 4-panel sliding glass door extends the living space to the sun-drenched SOUTH-facing backyard, blending indoor comfort with outdoor enjoyment. A chic powder room on the main level features a statement designer sink and gold faucet, adding a touch of glamour. Upstairs, 10-foot ceilings and engineered hardwood floors elevate the ambiance. The



primary suite is a true retreat, complete with a spa-inspired ensuite offering a rain shower with body jets, a freestanding tub, in-floor heating, and a smart toilet. Two additional large bedrooms—one with a walk-in closet—and a spacious laundry room with built-in sink complete the upper level. The fully finished basement boasts 9-foot ceilings and is prepped for hydronic in-floor heating. It includes a fourth bedroom, a sleek glass-enclosed flex room ideal for a home gym or office, and a generous rec room with a custom-built bar and wine cooler. Additional features include new front yard fence that increases your useable outdoor space, rough-ins for central vacuum, in-ceiling speakers, solar panels, air conditioning, EV charging in the garage, and a security system. Situated minutes from parks, popular restaurants, nightlife, the Bow River pathways, Downtown Calgary, the University of Calgary, SAIT, and major hospitals. Easy access to Memorial Drive and Crowchild Trail completes the ideal location. Don't miss your opportunity to own this extraordinary home. Contact us today for a private showing!

Built in 2024

Essential Information

MLS® #	A2218743
Price	\$1,149,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,863
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	2911 4 Avenue Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0R4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 8th, 2025
-------------	---------------

Days on Market	3
Zoning	R-CG

## **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.