

# \$1,299,900 - 2206 1 Avenue Nw, Calgary

MLS® #A2236211

**\$1,299,900**

4 Bedroom, 4.00 Bathroom, 2,211 sqft

Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to LOFT HOUSE – a standout contemporary home that blends upscale design with everyday functionality in one of the city’s most sought-after neighborhoods - West Hillhurst.

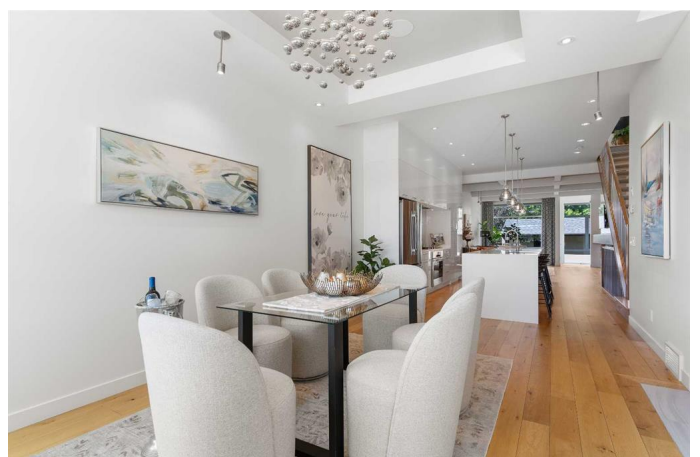
From the striking wood front door to the 10-foot coffered ceilings and wide-plank white oak floors, every detail feels intentional and refined. Designer lighting, expansive windows, and open-concept living spaces create an effortlessly stylish atmosphere.

The front dining room is perfect for hosting, while the chef’s kitchen takes center stage with a massive island, high-end appliances, and direct flow into the great room featuring custom built-ins and a sleek gas fireplace.

Upstairs, the layout is both smart and spacious, with three bedrooms, a modern family bath, and a laundry room with built-in sink. The primary suite is a true retreat with custom walk-in closet, and a spa-like ensuite with double vanities, a soaker tub, and a separate glass shower.

The fully finished basement adds even more versatility with a fourth bedroom, a large rec/media room with a wet bar, an oversized steam shower, and rough-in for in-floor heating.

Enjoy summer in the landscaped backyard,



and appreciate extras like solar panels, air conditioning, custom silhouette blinds, upgraded fixtures, and built-in speakers.

All this, just minutes from Kensington, top-rated Calgary's restaurants, schools, hospital and downtown.

LOFT HOUSE is where thoughtful design meets lifestyle. Make this incredible home your next move.

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236211    |
| Price          | \$1,299,900 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,211       |
| Acres          | 0.07        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 2206 1 Avenue Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N0B7           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages 1

## Interior

Interior Features Bar, Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Walk-In Closet(s), Steam Room

Appliances Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator, Built-In Gas Range

Heating High Efficiency, In Floor, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, BBQ gas line, Private Yard

Lot Description Back Yard

Roof Asphalt

Construction Concrete

Foundation Poured Concrete

## Additional Information

Date Listed July 2nd, 2025

Days on Market 16

Zoning R-CG

## Listing Details

Listing Office The Real Estate District

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