

\$1,089,000 - 2415 9 Avenue Nw, Calgary

MLS® #A2235228

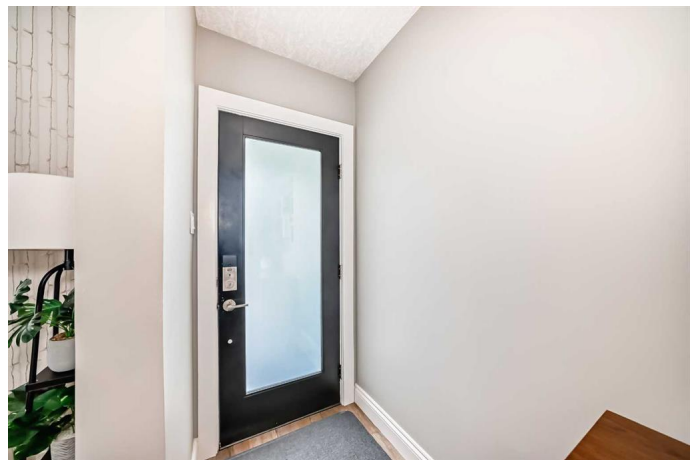
\$1,089,000

5 Bedroom, 3.00 Bathroom, 1,117 sqft

Residential on 0.13 Acres

West Hillhurst, Calgary, Alberta

Step into your dream home! This stunning, **FULLY RENOVATED** modern bungalow in the coveted **WEST HILLHURST** community is ready to impress. Meticulously cared for, this 5-bedroom (3 up, 2 down), 2.5-bathroom residence blends contemporary elegance with inner-city charm. Perfect for large families or those craving space and privacy, it features a **RARE TRIPLE CAR DETACHED GARAGE** with a bonus work/storage area. Inside, youâ€™re greeted by a sleek living room anchored by a custom gas fireplace and cooled by **CENTRAL AIR CONDITIONING**. The stylish kitchen boasts a breakfast bar and flows into a bright dining area, opening to a south-facing backyard with breathtaking downtown and vista views. New kitchen appliances include Samsung Bespoke Glass Panel refrigerator, Samsung Stove and Under Sink Kinetico Reverse Osmosis Water Filter! The main-level primary suite offers a luxurious new en-suite with a steam shower, accompanied by two additional bedrooms and a convenient half bath. The fully reimagined basement is an entertainerâ€™s delight, featuring a cozy family room with a second fireplace, a chic **WET BAR**, and a comfortable sitting and dining nook. Two more bedrooms, and a modern 5-piece bathroom complete this level. Outside, the expansive south-facing backyard is a private retreat, showcasing fresh landscaping, a large deck, a firepit, underground sprinklers, and new 5 ft fencing for ultimate seclusion. The newly paved back



lane ensures smooth access to the oversized triple garage—perfect for car enthusiasts or extra storage needs. Other recent additions to the home include a Huebsch commercial grade gas dryer, and Kinetico water softener system with a charcoal dechlorinator. Move-in ready and brimming with upgrades, this West Hillhurst gem won't last long. Contact your realtor to book a showing today!

Built in 1953

Essential Information

MLS® #	A2235228
Price	\$1,089,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,117
Acres	0.13
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2415 9 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 1E8

Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	Rhinorealty
----------------	-------------

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