

# \$1,299,900 - 2228 4 Avenue Nw, Calgary

MLS® #A2207398

**\$1,299,900**

3 Bedroom, 4.00 Bathroom, 2,187 sqft  
Residential on 0.07 Acres

West Hillhurst, Calgary, Alberta

Welcome to the Stryder House, a custom-designed gem in the vibrant West Hillhurst neighborhood, brought to life by the award-winning developer Deanmark. Its striking curb appeal draws you in, but the interior will truly captivate you. From the moment you walk through the door, Deanmark's signature European design influence is unmistakable. A soothing neutral color scheme paired with soaring 10-foot ceilings, wide plank oak hardwood flooring, and a striking open riser staircase creates an atmosphere of tranquility on the main floor. Abundant natural light floods every level, making all the living spaces feel warm and inviting.

At the heart of the main level is a gourmet kitchen outfitted with top-of-the-line JennAir stainless steel appliances, including a gas cooktop, French door refrigerator, wall oven, and an impressive 14-foot quartz island with waterfall edges and pendant lighting. Flat-front cabinets and a full-wall pantry with soft-close features provide a sleek and functional finish. Adjacent is a spacious dining area perfect for family gatherings, while the elegant living room features floor-to-ceiling windows, a coffered ceiling and a chic gas fireplace framed with marble-like porcelain tiles.

The second level is anchored by the luxurious primary retreat, designed for rest and relaxation. It boasts a spa-inspired ensuite complete with a freestanding soaking tub, oversized walk-in tiled shower, a custom



double-sink vanity, quartz countertops, and heated ceramic tile flooring. A walk-in closet with built-in organizers enhances the space. The upper level also includes two spacious bedrooms, a 4-piece bathroom, and a well-equipped laundry room. The fully finished basement showcases 9-foot ceilings, a media/rec room with built-in speakers and a wet bar, a luxurious 3-piece bathroom, and a spacious gym with a massive window that can also function as the fourth bedroom. Finally, step outside to a thoughtfully designed backyard featuring an expanded deck with a pergola and string lights, ideal for summer entertaining.

Additional upgrades to the home include central air conditioning, a radon mitigation system, smart locks, an insulated and finished double garage with EV charging, low-maintenance landscaping, and a new water softener. Over \$25,000 has been spent on upgrades in the last few years alone. Impeccably maintained and move-in ready, this home is steps from schools, river pathways, shops, and parks, offering a perfect blend of craftsmanship and convenience. Check out the 3D tour for a more immersive view into the property and book your private viewing today!

Built in 2016

### **Essential Information**

MLS® #	A2207398
Price	\$1,299,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,187
Acres	0.07
Year Built	2016

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2228 4 Avenue Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 0N7

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, High Efficiency, Forced Air, Humidity Control
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed            April 3rd, 2025  
Days on Market        3  
Zoning                    R-CG

## **Listing Details**

Listing Office            CIR Realty

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.